



Annual Newsletter 2026

President

Dear Landowners,

This has certainly been an eventful year at Forbes! I would like to thank all of our incredible employees, volunteers and my fellow board members for all of their hard work and dedication they show on a daily basis to our community. They are truly the glue that keeps everything together.

I am delighted to say our appeal to the DNR decision last year came out very favorably for Forbes. Landowners have pathways for building homes on their lots if they so desire, current homeowners have security for their septic and water systems, and Forbes maintains a positive and cooperative relationship with the Missouri Department of Natural Resources. Information is provided on our webpage if you would like to read the final decision letters.

The Bob Dam repair is complete and the fishing tournament was held at Bob Lake this year. Record size fish were caught and the ecosystem of the lake is thriving! I would like to posthumously acknowledge the hard work that Dirk Martin put into his position on the Lakes and Wildlife Committee and the attention he gave to ensuring the viability of the fish in Bob Lake during the repair process. He is dearly missed.

Our community continues to thrive as two new homes were completed this year and many more are in the process of being built. We also welcome thirty-five new landowners into our association.

The weather has proven to be a challenge this spring and summer with record setting rains. We have had to deal with some significant damage and weather wear to portions of our roadways, but our mighty maintenance crew is on the job and doing excellent work with the repairs. All of this is being done in between the frequent mowing this summer's endless grass growing season has required as well, way to go guys!!

I urge everyone to check out this upcoming year's events calendar. Our events committee is working hard to provide a fun filled year of community togetherness with a variety of different activities. I'm personally working on my chili recipe now.

I wish you all a happy fall as we come to the end of our summer and I hope to see you at the annual meeting on October 17th.

Sincerely,
Becky Cook
President



Board Of Directors

President

Becky Cook

President@forbesmo.org

Vice-President

Pat Meister

Vicepresident@forbesmo.org

Treasurer

Bill Drefs

Treasurer@forbesmo.org

Secretary

Ernest Wroda

Secretary@forbesmo.org

Director

Greg Block

Director@forbesmo.org

Office Administrator

Lenora

lenora@forbesmo.org

660-223-8523

Park Superintendent

Gary Hallock Jr.

660-723-4950

Asst. Park

Superintendent

Vincent McCowan

&

Kaden Cole

Shop

Phone: 660-223-0490

maintenance@forbesmo.org

Forbes Lake of The Ozarks Park

Land Owners Association

26506 Gardiner Road

Edwards, MO. 65326

agreatday@forbesmo.org

Phone: 660-438-4039

Fax: 660-438-4093

Office Hours

May 17th –October 1st

Open Sunday-Thursdays

9:00-3:00

Closed Holidays

And during Administrator's vacation

Strategic Planning

The Strategic Planning Committee has been meeting throughout the year primarily working towards the goal of becoming self-reliant on maintaining and rehabilitating the Park.

The purchase of the John Deere Tractor, the Backhoe Loader, and the Buffalo Turbine Blower allows our maintenance department to address the majority of our park's maintenance needs in a timely manner allowing them the time to and ability to look to areas of the park that are in need of rehabilitation.

To help communicate the progress our maintenance team is making with our landowners, a new large map and bulletin board has been made and put up on the back wall in the commons room at the Forbes Lake of the Ozarks Park, LOA office. As improvements are made such as culverts are replaced, the installation of the remaining ten gates, the replacement of split rail fencing with metal fence, and the ditches re-established they will be indicated on the map and bulletin board.

Our three-year plan prioritized purchasing the necessary equipment to maintain our park during the first two years. We are looking forward to being able to move on to the next phase which is the improvement of amenities. If the budget allows and the board agrees, we would like to establish a 50-person picnic shelter at Bob Lake along with a small playground, move the current gazebo at Bob Lake to Turtle Pond, and put in a small playground at Turtle Pond. It was suggested at a board meeting to place a picnic shelter behind the dam at Forbes Lake so this is an option we will be looking into next.

The idea behind the shelter(s) at the lakes is to give a place for families and our Forbes community to meet and socialize next to our greatest amenities - our lakes! Family reunions can include lakeside fishing, kayak races, and family boat rides. We did purchase two fishing kayaks and two two-person kayaks which are available for use by landowners and their guests. Landowners may arrange a check-out for the kayaks through the Forbes' Office.

Some small projects that we will have completed for the end of summer picnic this September are: Pickle Ball lines painted on the tennis court and a padlocked box that uses the gate code that contains pickle ball paddles and balls and tennis rackets and balls attached to the bath house, We are installing two Horseshoe Pits at the RV park along with a padlock box containing two Horseshoe sets that are being donated by Pat and Rich Meister.

The Strategic Planning Committee is always looking for input from our community or members who would like to join our committee. We meet the first Wednesday of every month at 11:00 - 12:00 in the commons room. Drop in and give us a visit!!



Park Superintendent

Hello Everyone,

This summer has brought an unusual amount of rain, with multiple storms dropping heavy rainfall in a very short period of time. As a result, many of our roads have experienced damage. Our maintenance crew has been working hard to repair and restore the roads, and we appreciate your patience while this work continues. We anticipate beginning road grading in September, followed by adding rock to improve road conditions.

In addition to road repairs, our crew has been staining and protecting the park's wooden structures and picnic tables to help preserve them from the elements. This fall, we will also be installing a new gate on Murdoch Place.

The maintenance crew has put in a tremendous amount of effort this year, and the park is really beginning to look great. We are always looking for ways to make Forbes Lake of the Ozarks Park even better.

If you have suggestions or ideas for improvements, please email me at maintenance@forbesmo.org. I would love to hear your ideas.

Thank you all for making this a great year. We look forward to seeing everyone at the Annual Meeting in October!

Gary Hallock Jr.



Treasurer's Report



Treasurer

The budget is currently within this year's goals, with the exception of two areas: roads and legal expenses.

The heavy rains and excessive road erosion have put significant stress on the roads budget, and the cost of rock replacement has been extremely high. In addition, DNR/ Bob Lake and other ongoing projects have resulted in legal expenses that are higher than anticipated.

Aside from these two areas, the budget is in pretty good shape. We are hopeful that next year both road and legal expenses will return to more normal levels, allowing the budget to level out.

Prior to the budget meeting, the Board will meet with Strategic Planning to discuss any potential changes before presenting the proposed budget at the Annual Meeting.

Sincerely,
Bill Drefs



ECC

The purpose of the ECC is to assist all landowners with any project they desire to improve their land. We provide the guidelines and suggestions so the project can be accomplished and to monitor compliance with the Forbes LOA Covenants and By-Laws. This helps to endure attractiveness of Forbes Lake of the Ozarks Park, to prevent nuisances, to preserve, protect and enhance the values and amenities of Forbes Lake of the Ozarks Park. As directed by the Forbes LOA Covenants, PRIOR to any improvements or construction on your lot, you must contact the office or procure the proper forms from the Forbes website. The 2 most requested forms are the Project Approval Handbook and the Small Project Request.

The Project Approval Handbook is used for new home construction, including all items that are included with building a new home. If you plan to build a home, prior to construction you must obtain a project approval package. Complete and attach any required documents, then submit to the Forbes LOA office/ECC Committee for approval and a construction permit.

Please be aware, you cannot start construction without an ECC Permit.

The Small Project Request is used for improves that are non-residential in nature. Some examples are:

Tree removal (if over 6")

Culvert Installation

Driveways

Garage/carport

Fences

Storage Buildings

You can contact the ECC with your questions to determine which form is required.

The property owner is responsible for compliance with county and/or state regulations, along with the Forbes LOA Covenants and By-Laws.

We are here to help! We have included our most "Frequently Asked Questions" on the next page.

If you have any additional questions, please email one of the following:

ecc@forbesmo.org

ecc2@forbesmo.org

Thank you,
Sean & Vince



Volunteers needed for the following Committees : ECC Lakes & Wildlife Strategic Planning



A link for the YouTube live stream of Board Meetings will be emailed every month to landowners.

*Annual Meeting
Saturday, October 17th
10:00 am*

Lunch served at 12:00



ECC Continued

Frequently Asked Questions!

Are there specific contractors who are approved to construct homes in Forbes?

No. The ECC does not recommend specific contractors. We suggest that you contact the Warsaw Chamber of Commerce (660.438.5922). They can provide you with a listing of local contractors as well referring you to other Chambers or Better Business Bureaus in the area.

"Word of mouth" advertising has always been known as a dependable source of information about a business. You may want to check with our home owners to see if they were satisfied with their general contractor. Local residents can also be a good source of information about reputation of contractors.

There are currently no contractors who are not allowed to operate in Forbes.

What are the restrictions on house size, etc. from Covenants and By-Laws?

We've included ARTICLE VIII "Protective Covenants" on the next page for quick reference. It's important that you become familiar with these restrictions. Minimum square footage is one thousand (1,000) in the main floor area. Mobile homes are not allowed in our Park. A mobile home is titled by the State of Missouri the same as a motor vehicle while permanent residences are taxed as real property.

Can a camper be used during construction for temporary housing?

The ECC may grant a permit for use during construction if construction is being '**diligently pursued**'.

What if we fail to complete construction within the twelve (12) month time limit?

The ECC will ask the Board of Directors to approve an extension under certain circumstances.

Can a storage building or garage be constructed prior to building our home?

Once 'diligent work' has been started on home construction, **a storage facility can be erected with ECC approval.**

Are there restrictions on specific housing styles, colors or building materials?

Approval by the Board of Directors is handled on a case-by-case basis always with the objective that any structure is in harmony with the Forbes environment and meets industry standards.

Can brush be cleared/burned prior to construction?

Yes, with restrictions; removal of trees greater than 6" in diameter must be approved by ECC.

Debris can be burned as long as it is in 'receptacle having a properly operating spark screen'.

Please remember that Missouri law holds anyone 'striking the match' financially responsible for any damage done to properties.

What about docks on lakes?

There are two (2) types of lakes; private (part of Forbes) and public (Lake of the Ozarks). Docks on Lake of the Ozarks are governed by AmerenEU and permits must be obtained from them (Ameren.com\LakeOzarks). Forbes lakes are common area and docks which are private property cannot be constructed on common areas. Plans for boat ramps on your property as with any other structure must be approved by the ECC.



Lakes and Wildlife



I am happy to report that all of the lakes are in great condition! Bob Lake is finally back online and full again. After having no fishing pressure for the past three years, the quality and size of the fish have improved tremendously.

The Fishing Tournament certainly proved it—every category of fish checked in was larger than ever before. It was exciting to see such outstanding catches and the positive impact that the lake's recovery has had on the fishery.

Thanks to the beautiful spring rains, all of the lakes and the entire park are lush, healthy, and looking beautiful. It's a great time to get outside and enjoy everything the park has to offer.

We are always looking for volunteers to help with projects in and around the lakes. If you're interested in lending a hand, please contact the office, and they will let me know.

Enjoy the lakes, and please keep filling out those fishing reports—they are a valuable tool in helping us manage and improve our fisheries.

Thanks, and have a great day!

Bill Drefs

Events

Save the date! Attention Forbes LOA members, it's almost time for our Annual Fall Garage Sale, held in the Forbes Community Room. Want to join us for one of our biggest events? Reserve your table(s) now by emailing: events@forbesmo.org and letting us know how many tables you would like to reserve. It's free! Set up will be on Friday, Sept. 25th from 10 AM to 2 PM.

Becky McClure & Judy Doll

Events Committee



UPCOMING EVENTS 2026-2027

**26
Sept
2026**

**GARAGE SALE
8 AM - 3 PM
FORBES COMMUNITY ROOM**

**17th
Oct
2026**

**ANNUAL MEETING
10 AM
LUNCH SERVED AFTER MEETING
PHOTO CONTEST**

**TBD
NOV
2026**

**HISTORY NIGHT
LOCAL SPEAKERS**

**5TH
DEC
2026**

**HOLIDAY PARTY
4 PM - 6 PM
FORBES COMMUNITY ROOM
GATE DECORATING CONTEST**

**TBD
JAN
2027**

CHILI COOK-OFF

**TBD
FEB
2027**

“GAL”ENTINES

TBD-DATE AND TIME TO BE DETERMINED. EVENTS SUBJECT TO CHANGE. EACH EVENT WILL BE ANNOUNCED WITH ADDITIONAL DETAILS ADDED PRIOR TO THE DATE ON BOTH THE FORBES WEBSITE AND THE FORBES FACEBOOK PAGE.

**TBD
MAR
2027**

**MEET & GREET
POTATO BAR
FORBES COMMUNITY ROOM**

**TBD
APR
2027**

**FLEA MARKET
NEW, USED, CRAFTS,
ETC**

**TBD
MAY
2027**

**CINCO DE MAYO
TACO BAR
FORBES COMMUNITY ROOM**

**TBD
JUNE
2027**

**FISHING TOURNAMENT
BOB LAKE**

**TBD
JULY
2027**

CRAFT CLASSES

**TBD
AUG
2027**

**FORBES FAMILY PICNIC
BOB LAKE**

KAYAK RACES, HORSESHORE, CORNHOLE

**TBD-DATE AND TIME TO BE DETERMINED. EVENTS SUBJECT TO
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ADDITIONAL DETAILS ADDED PRIOR TO THE DATE ON BOTH
THE FORBES WEBSITE AND THE FORBES FACEBOOK PAGE.**

UPCOMING EVENTS 2026-2027



Upcoming Meetings

Assessments are due October 1st each year. Assessments are \$185.90 per lot for the coming 2026-2027 Year. If you have not received your statement by the end of September please call the office. There is a \$5.00 late fee per lot, for each month you are late. A lien will be filed & a lien fee of \$175 will be added if Assessments & late fees are not paid in full by 12/31/2026

Email: agreatday@forbesmo.org



2026 Office Holidays Observed

Sunday September 6th
Wednesday, Thursday & Friday
November, 25th, 26th & 27th
Thursday & Friday
December 24th & 25th

Office Closure Notice

Please note that the office will be closed during Office Administrator's vacation, dates will be posted on the Forbes LOA website

Vacation Days

November 23rd - November 24th
December 21st - December 23rd
December 28th - December 31st.

During my vacation, I will still be reachable by email and will check phone messages daily.

Email: lenora@forbesmo.org

Thank you,
Lenora Jane Ogden



Monday, September 21st 6:00 pm
Saturday, October 17th 10:00 am
Monday, November 16th 6:00 pm
Monday, December 21st 6:00 pm

Please note the change.
Annual Meeting
Saturday, October 17th 10:00 am

For Reservations at the RV Park or to reserve a boat on one of the private lakes please visit our website

Fall is here and it is almost time for our Annual Meeting and the election for Directors of the Board. The Annual Meeting will be held on October 17th. The final date for submission of a candidate's nomination for the Board was August 17th. This year we have two Vacancies to fill. As of this date, we have two applicants for the Board. We are still seeking forward-thinking individuals who are willing to put forth some new ideas and the means of supporting these ideas. Our primary goal for the Board of Directors are a group of men and women who will represent our community in a responsible, interactive, creative fashion. Continuing with the initial goals of Forbes Corporate to develop a residential community and protect the park we live in and enjoy. Essentially the Board is a planning and management committee with Bylaws and Covenants that outline the conduct and intent of the organization. The Board is elected to carry out and direct the wishes of the Members and function in a Fiduciary manner.

Visit Our Website
www.forbesloa.com



Bio for Greg Block, candidate for Forbes LOA Board of Directors.

My name is Greg Block. My wife, Barb, and I have had a second home in Forbes since 2015. We've found it to be a very scenic and relaxing area. We've enjoyed many family get togethers here with our two grown children, spouses, grandson and extended family.

My goal is to help the community maintain its family-friendly environment. The Board asked me to join the Board last year to fill an open position and I have been the At-Large Board member since then. Prior to retirement, I spent more than thirty years working in finance-related jobs. When I retired, I was a senior finance executive with Sprint Corporation in Kansas City. I think my business experience can be an asset to the Board and community.

I would appreciate your support.

Greg Block

Bio for Vicki Riley, candidate for Forbes LOA Board of Directors.

I am a retired educator with more than 40 years of experience in public, private, and homeschool education. I have served as Secretary of the Raytown International Teachers Association, Building Representative for the Missouri State Teachers Association, and Lead Instructor at White Oak Academy Homeschool.

I owned and operated "Dry Cleaning to Your Door," a pickup and next-day delivery dry-cleaning business from 2004–2008. I also served as Jackson County Committeewoman, Vice President of High Noon NFRW, and was appointed by Governor Mike Parson in 2021 to represent Missouri's 5th Congressional District on the House Independent Bipartisan Redistricting Commission.

As a resident of Forbes Park, I built the log cabin where I now live on my 9-acre property. I am the widow of Missouri Fallen Fire Chief William Riley and a proud mother of two adult children and grandmother of one. I am deeply committed to preserving the beauty, integrity, and unique character of Forbes Park. Throughout my career, I have demonstrated leadership, sound judgment, and a willingness to work collaboratively with people who hold differing viewpoints. My experience in education, business ownership, public service, and committee leadership has prepared me to thoughtfully address challenges and make informed decisions. I would be honored to serve on the Board of Directors and believe my experience, dedication, and commitment to our community would allow me to make a positive contribution.

Vicki Riley

Elections

ARTICLE VI. DIRECTORS; NOMINATION; ELECTION; REMOVAL; REPLACEMENT

1. **Nomination.** Nomination for election to the Board of Directors shall be made: by (a) in writing and signed by a Member or Members holding at least five votes; (b) in writing signed by a Director. Written nominations must be agreed to and accepted in writing by the person nominated therein and state that person's willingness to serve if elected, and the nomination must be received by the Secretary (or A.S.) at least sixty days (60) days prior to the meeting at which the election is to be held. Nominees may be Members or non-Members.