

Galvin's News and Views from Lake of the Ozarks

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REALTOR

News from around the Lake.....

Days scheduled to view eagles in the lake area

The Lake of the Ozarks Convention & Visitors Bureau, Lake Area Chamber of Commerce and Osage National Golf Resort will present the 2011 Lake of the Ozarks Eagle Days on Jan. 8-9, 2011. The event hours are Saturday, Jan. 8, from 9 a.m.-4 p.m., and Sunday, Jan. 9, from 10 a.m.-3 p.m.

Highlights of the program include live eagles from the World Bird Sanctuary with naturalists on hand to answer questions at Osage National Golf Resort. Interactive exhibits and crafts will take place at Willmore Lodge. Eagle watch cruises (weather permitting) will be offered by the Paddlewheeler Tom Sawyer on Saturday at 11 a.m., noon, 1 p.m., 2 p.m. and 3 p.m. and Sunday at 11 a.m., noon, 1 p.m. and 2 p.m. for \$5 per person.

Visitors are urged to bring binoculars and cameras for optimal viewing and photo opportunities of wild eagles at Willmore Lodge and below the Bagnell Dam on the Osage River. *Continued page 2*

Days scheduled to view eagles in the lake area

Continued from page 1.

This event is free (except for small charge for the boat cruise) and open to the public.

Eagle days is held at a time when many eagles are migrating south, and with the viewing opportunities at Willmore Lodge and along Bagnell Dam, often allow visitors to see Eagles in their natural habitat for the first time.

To make this event possible and to secure the birds from World Bird Sanctuary, the Chamber and CVB need help. They are looking for event sponsors to get involved in this fun, family-friendly event that will be enjoyed by hundreds of visitors and residents. Despite the weather, last year more than 2,000 eagle watchers attended the annual event. Anyone interested in signing up as a sponsor is asked to contact the chamber office at 573-348-1599 or 573-964-1008. Dec 5, 2010. *lakenewsonline.com*

A place to 'corral' the family

Plans for a new restaurant venture in Osage Beach will bring jobs and a new source of sales tax revenue to Osage Beach by next spring. According to Pat McNally, a company out of East St. Louis and Granite City, Ill., have closed the deal for a piece of property located next to the Kwik Kar Wash Detail and Lube on Highway 54 for a Golden Corral restaurant. The land is being developed by Laker Development. McNally said the company operates several other Golden Corral's. The lake will not be the company's first venture in the franchise, he said.

Osage Beach planner Cary Patterson said the restaurant developers have been in discussions with the city for several months. The city expects the necessary applications and requests for permits to be filed within the next several weeks. Construction is expected to get underway shortly after the first of the year barring any delays or weather problems. Golden Corral has been in business of nearly 40 years, featuring the "endless buffets." Golden Corral has nearly 500 company and franchise restaurants in 40 states. Mayor Penny Lyons said she welcomed the news that the restaurant is coming. It's good news for Osage beach and the lake area, she said. Nov 25, 2010. *lakenewsonline.com*

Dock permits now available via web

Lake of the Ozarks property owners may now apply for dock and other shoreline permits on Ameren Missouri's website.

A new online permit processing feature enables shoreline property owners to apply for permits, pay the applicable fees by debit or credit card and track the status of their applications — all online. Ameren Missouri Shoreline Management Supervisor Jeff Green said the new service is designed to speed up the application-to-approval process and make it more convenient for lake residents.

"Previously, permit forms and application instructions have been available for download, but then the forms had to be filled out and mailed to us or dropped off at our Shoreline Management Office on Bagnell Dam Blvd.," Green said. "Putting the application process online will make it easier and more convenient for shoreline property owners, as well as our staff who processes the applications."

The Federal Energy Regulatory Commission (FERC) requires Ameren Missouri to regulate docks, seawalls and other structures on the lake's shoreline under shoreline management provisions of its federal license for the operation of Bagnell Dam and the Osage Power Plant. Ameren uses the permit process to make sure that structures do not become navigational or safety hazards and to make sure that structures comply with environmental regulations.

Permits are required for all structures built on the shoreline and a permit modification is necessary whenever an existing structure is modified, such as when a dock owner wants to add a slip to an existing dock. For residential structures, Ameren Missouri requires a one-time permit fee. Commercial structures are subject to an annual use fee. Details of the permit program and a list of applicable fees are available in the Lake of the Ozarks section of AmerenMissouri.com. Dec 16, 2010. *lakenewsonline.com*

Green light on TIF

A plan to bring a Dierberg's grocery store and a Best Buy electronics store gained the approval of the Osage Beach Board of Aldermen last night. The plan calls for tax increment financing to offset some of the development costs. The Board of Aldermen took comments from the public before conducting first and second readings of the bill containing the TIF plan. The second vote passed by a 4-2 vote.

"We really look forward to the opportunity to have two very high quality, high-end, new players in the market here. We think its something that will benefit the city as well as the residents and at the end of the day, there are significant tax revenues to both the county and taxing districts there as well as the city," Dierberg's Director of Real Estate Brent Beumer told the board.

Aldermen John Olivarri, Lois Farmer, David Gasper and Steve Kahrs voted to approve the plan while Kevin Rucker and Ron Schmitt dissented. Rucker said his opposition was because he did not want to conduct two readings of the bill on the same night. The Dierbergs TIF plan now becomes the subject of contract negotiation between Osage Beach City Attorney Ed Rucker and the legal counsel for Dierbergs. The resulting contract will go before the Board of Aldermen for approval on Jan. 6, which will the final step before construction can begin on the former High Pointe shopping center site.

Another developer voiced his opposition to the Dierbergs TIF plan prior to the Board of Aldermen hearing. Gary Prewitt, developer of Prewitt's Point in Osage, sent a letter to the aldermen asking them to vote against the proposal. "Our opposition is based on both legal and public-policy grounds. Simply stated, the adoption of the Proposed TIF Plan would be terrible public policy," Prewitt said. "The private development to be built under the Proposed TIF Plan does not require the construction of any major public infrastructure or extraordinary site preparation that would justify public subsidy with tax dollars."

Osage Beach Mayor Penny Lyons dismissed Prewitt's opposition and pointed out that Prewitt has two TIF agreements—one with Osage Beach and one with Lake Ozark. The mayor believes Prewitt's opposition to Dierbergs is tied to the lack of progress at the Eagles' Landing development in Lake Ozark and some unoccupied space at Prewitt's Point in Osage Beach. Mr. Prewitt did not attend the Thursday night meeting in person, but an attorney representing his company did and spoke against the plan. The Osage Beach TIF Commission approved the \$34 million Dierbergs project and its \$5.1 million tax increment financing plan with a unanimous vote on Dec. 2. Dec 17, 2010. Rance Burger, *Lakenewsonline.com*

Community Briefing Scheduled to Discuss Bridge Replacement Projects in Miller County

The Missouri Department of Transportation will hold an open-house community briefing on Tuesday, Jan. 11 from 4:30 - 6:15 p.m. to discuss plans to replace three bridges located in Miller County. The bridges include:

- **Route 17, Cattail Creek Bridge, 1.3 miles south of the Osage River Bridge**
- **Route 52, Humphreys Creek Bridge, located 1.3 miles west of State Road PP**
- **State Road MM, J Buster Creek Bridge, located 2.8 miles south of Highway 54**

The community briefing will be held in the cafeteria of the Miller County R-III School, 526 School Road, in Tuscumbia, Mo. No formal presentations will be made and the public may attend the briefing at any time during the advertised hours. Staff from MoDOT will be available to talk with the public about project plans and schedules, estimated closure durations, proposed detours, and answer any questions. The meeting facility is handicapped accessible. If you are disabled and require special services, please contact MoDOT in advance of the briefing at 1-888-ASK-MODOT (275-6636) or TTY 1-800-735-2966 so arrangements for those services can be made.

The bridges will be closed during construction, which is scheduled for the 2011 calendar year. The bridges are part of MoDOT's Safe & Sound Bridge Improvement Program, which will improve 800 of Missouri's worst bridges by the end of 2013. Ninety bridges are being replaced or repaired in the mid-Missouri area as part of this program.

For more information about the community briefing, visit www.modot.org/central or call toll free 1-888-ASK-MoDOT (275-6636).

Dec 28, 2010. *Lakenewsonline.com*

Home Help: 2011 color trend forecast

What's in store for home decorating in 2011? No matter what your taste, you'll have no problem finding a hue you like in the 2011 paint trend forecast. "The 2011 color forecast contains some extraordinarily versatile and contrasting hues that have been inspired by everyday life," says Donna Schroeder, color marketing and design manager for Dutch Boy Paints. "The depth and range of what we're predicting to be next year's most popular colors provide extensive options for adding accents to a room, changing themes and styles, or even completely redecorating from scratch."

The five 2011 trend palettes are as follows:

Worn. The appreciation of old and naturally rusted or decayed items is prevalent. Beauty is seen in all things weathered from time and the elements. There is a strong influence of holding onto heritage as we continue to move forward. A true appreciation of craftsmanship and natural materials and finishes abounds. As such, rusty colors that emanate deep warmth are featured.

Rebirth. Sustainability and the respect for the environment are now a lifestyle. There's a sense of personal responsibility when it comes to nature. This is reflected these saturated and wholesome colors. Rich greens are nature-inspired and warm golds mirror the vegetables found in a farmers market.

Wonder. Escapism and nature-in-the-extreme drive the next trend. There's a definite need for fun and fantasy to satisfy that inner child that's in all of us. This trend comes to life with colors such as bright fuchsia, deep blue and cheery aqua, all balanced by a nature-inspired green. You'll find a hint of '80s influence here, but the combinations are much newer to the eye.

Functionality. On the flip side, there are those who embrace a truly practical way of living and look into the depths and layers of nature. Within this trend, texture is key and colors are soft and faded. Windswept and washed effects and monochromatic layering set this palette.

Abys. The last 2011 trend revolves around technology. Here, technology influences a stripped-to-the-bone or cellular level of design. The color palette reflects a void element, as we move into the future and become ever more reliant on the Internet and virtual communication. Think of colors that are neutral and gray. -- ARA

Decorating Tip: Small upgrades for the kitchen

The kitchen is "home base" for any house. If you feel like yours can use a quick and easy makeover, consider chair slipcovers in an accent color, or replace your lighting with a modern or artistic fixture. Small accessories like a lazy Susan or a wine rack can also add flare as well as functionality. -- HomeDecorators.com

Home-Selling Tip: Prepare to leave during showing

Since it is best to leave your house while it is being shown to buyers, reduce the stress by preparing ahead of time. Keep cleaning wipes handy so you can do a quick clean for a spur-of-the-moment showing. Also, prepare a bag of toys, games and snacks so you can entertain your family while driving around the neighborhood. --EnergizedSeller.com

Home Improvements: Clean and seal tile grout

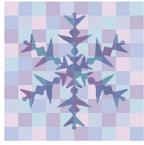
Sealing your tile grout can ensure clean grout that repels stains and dirt. Wait 30 days after the tile is installed and choose a topical sealer or a chemical penetrating sealer. Carefully follow the directions, and the sealant job should last for about two years. -- DoItYourself.com

Money-Saving Tip: Talking with the neighbors

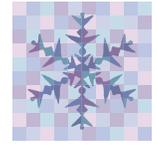
Getting friendly with your neighbors can actually save you money in the future. Friendly neighbors can help you move furniture, shovel snow, help with your car or other small tasks where you'll need a helping hand. They can also check your mail while you're away and watch out for your home's security. You can also talk to your neighbor about trading kids' clothes or toys when a child outgrows something. Being on friendly terms with your neighbors means they can help you out, instead of you hiring help.

--SavingAdvice.com Dec 22, 2010. Gatehouse News Service, Lakenewsonline.com

UPCOMING EVENTS



January



| EVENT | DATE | LOCATION | CONTACT INFO |
|--|----------------|--------------------|--------------------------|
| New Year's Eve at The Lodge of Four Seasons | Dec 31 | Lake Ozark, MO | 573-365-3000 |
| 5th Annual New Years Eve Gala at Captain Rons | Dec 31 | Sunrise Beach, MO | 573-374-5852 |
| New Years Party Country Club Hotel | Dec 31 | Lake Ozark, MO | 800-964-6698 |
| New Years Party at Resort at Port Arrowhead | Dec 31 | Lake Ozark, MO | 800-532-3575 |
| New Years Eve at Tan Tar A | Dec 31 | Osage Beach, MO | 800-826-8272 |
| New Years Eve Extavaganza H. Toads | Dec 31 | Lake Ozark, MO | 573-365-5620 |
| New Years Eve & Day at J Bruners opens 5pm | Dec 31 - Jan 1 | Osage Beach, MO | 573-348-2966 |
| New Years DAY Buffett at H. Toads 7am to 1pm | Jan 1 | Lake Ozark, MO | 573-365-5620 |
| Lake of the Ozarks Eagle Days | Jan 8 - 9 | Lake Ozark, MO | 573-964-1008 |
| LMAO Comedy Night at H. Toads | Feb 5 | Lake Ozark, MO | 573-365-5620 |
| Superbowl Party at Captain Rons | Feb 6 | Sunrise Beach, MO | 573-374-5852 |
| Valentine's Day at Camden on the Lake | Feb 12 - 14 | Lake Ozark, MO | 573-365-5620 |
| Westminster Bow Wow Charity Gala | Feb 15 | Laurie, MO | 573-280-2161 |
| Pub Crawl Osage Beach and Lake Ozark 17 establishments | Feb 19 | Lake of the Ozarks | www.lakeareapubcrawl.com |

~ Happy New Year ~ Auld Lang Syne ~

Here's to relationships, new and old.

May 2011 bring you life, liberty and the pursuit of happiness.

Ameren Missouri, Illinois offer space heater safety tips

While portable space heaters can provide supplemental heat, Ameren warns that these heaters are not designed to be a home's primary source of heat and kitchen ovens must never be used for heating.

Sometimes people will use an oven for heating when a furnace malfunctions. This is an extremely dangerous practice that can cause ovens to overheat, resulting in a fire. This practice also can cause carbon monoxide (CO) poisoning. Central heating systems should be inspected by a professional every year. Inspections will help assure a furnace is operating safely and economically.

If you believe there is a natural gas leak, you should leave the house. Illinois customers should call Ameren Illinois at 1-800-755-5000 and Ameren Missouri customers should call 1-800-552-7583. There is never a charge to report and respond to a suspected natural gas leak call. If you suspect a natural gas leak, do not turn electric lights on or off or activate any electrical device, including land lines and cell phones.

Additional safety information is available at AmerenMissouri.com. Dec 23, 2010. Lakewestonline.com

Wastewater revisions in Camden County

Revisions to Camden County's on-site wastewater ordinance will tighten up existing regulations and aid in forcing residents to comply with the rules. The revisions take effect on Jan. 1, 2011.

The Camden County Commission and prosecuting attorney signed off on revisions to the regulations already on the books this week in an effort to circumvent possible state legislation aimed at water quality issues at Lake of the Ozarks, Commissioner Bev Thomas said. The move by the county to tighten the existing regulations should send a message that Camden County is serious about enforcement of wastewater issues and preventative measures, she said. Thomas said the county commission was concerned that if they did not take preemptive steps, some state legislators would lobby for passage of wastewater legislation that would not be in the best interests of Camden County.

Prosecuting Attorney Brian Keedy drafted the language for the revisions to ensure that the county's rules were enforceable. "Many of the changes were made to clean up the language in the ordinance to tighten up some of the procedures and to (hopefully) make the ordinance easier to understand and enforce," he said.

Camden County Wastewater will handle inspections and will turn over cases as needed to the prosecutor's office. Implementing the tighter rules will not require any additional staffing for the wastewater department, Thomas said.

One of the most significant changes will have an impact on Camden County residents who live within the lakewide planning and zoning district. Beginning in January, anyone within the district who files for a permit to add-on to an existing home will be inspected to make certain the on-site system is adequate to handle the additional living space.

Another major change addresses the county's right to check if there is a suspected wastewater problem. The existing ordinance only allows the county to do that if someone files a written complaint.

In 2010, the department received 80 complaints and issued notices of violation on 24 of those. All of the notices were resolved without court action.

Commissioner Thom Gumm said he felt the county was moving in the right direction. There has been a great deal of discussion about wastewater in the last 18 months and this is tangible proof that the county is concerned, he said.

Camden is one of four counties that adjoin Lake of the Ozarks. Benton, Morgan and Miller counties also have shoreline within their boundaries. Penalties for failure to comply can range from having permits revoked to a fine depending on the nature of the violation.

Camden County On-Site Septic System Requirements

Permits are required for the following:

1. Residential lots consisting of less than three acres.
2. Residential lots adjoining the Lake of the Ozarks, regardless of size.
3. Residential lots with more than one single-family residence.
4. Commercial/Business development.
5. Multi-family residential development.

For information contact:

Camden County

1 Court Circle

Camdenton, MO

Monday-Friday

8:00 am to 4:00 pm

(573) 346-4440 extension 1160

or www.camdenmo.org Dec 24, 2010. Joyce L. Miller. *Lakenewsonline.com*