

# Galvin's News and Views from *Lake of the Ozarks*

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## News from around the Lake.....

### **Baxter's introduces Scratch & Give promotion to aid local non-profits**

Dining out will take on new meaning for supporters of selected local non-profits, thanks to a new program provided by Baxter's Lakeside Grille. The Lake of the Ozarks restaurant has partnered with five local non-profit organizations to help raise funds to support their work: Tri-County YMCA, Symphony at the Lake, Citizens Against Domestic Violence, Kiwanis Club Ozark Coast and Lake Regional Hospital Auxiliary. Baxter's has provided each non-profit group with 500 "scratch & give" cards to share with their supporters. When a supporter dines at Baxter's and presents one of the cards with payment for their check, Baxter's will reveal a percentage that the restaurant will then donate to the specific charity. The supporter does not have to pay anything extra: Baxter's donates a portion of the cost of their table's meal (up to six people) to the organization.

Baxter's Scratch & Give promotion runs through March 31, 2012. For more information, call Baxter's at (573) 365-2669. Visit the restaurant on line at [www.baxterslakesidegrille.com](http://www.baxterslakesidegrille.com). Baxter's is located at 2124 Bagnell Dam Boulevard, Lake Ozark, overlooking Missouri's Lake of the Ozarks. Jan 15, 2012. *Lakenewsonline.com*

## **Camdenton "poised for economic expansion"**

A 34 percent increase in population from 2000 to 2010 in the City of Camdenton is just one of several factors from the U.S. Census and American Community Survey that make it ripe for development now, according to Roger Corbin. "Over the next decade, Camdenton is really poised for more economic expansion," he says.

From 2,779 to 3,718, the one-third increase in Camdenton's population was the equivalent of adding the City of Laurie, population 945 in 2010, over the 10-year period - a dramatic increase when considered in those terms, he says. The city has a considerable available labor force and more income than in years past, according to Corbin.

Camdenton has a youthful population. Its median age actually dropped from 34.5 in 2000 to 33.7 in 2010, notably well below Camden County's average age of 48 in 2010. Just 8.4 percent - 309 out of the total 3,718 - of the city's population is over the age of 65, according to the 2010 Census. Possibly related to the younger population is a balance of the genders, according to Corbin. The city is about 50 percent male and 50 percent female.

While the average age of the county seat's population dropped, its median household income (MHI) increased significantly, unlike most other areas of the nation which either saw MHI decline or stagnate, Corbin says. In 2000, the Census showed an MHI for Camdenton of \$26,682. The MHI in 2010 was \$35,026.

Overall, he says the city seems to have an adequate housing stock with just 4 percent, or 63 units, of the total being mobile homes. With the population increase has come more occupied housing. Over the decade between each Census, occupied housing units rose from 1,149 to 1,331.

The vacancy rate also increased from 10.4 percent, 134 units, in 2000 to 16.3 percent, 259 units, in 2010. "With all the increase in population, there was still an increase in the vacancy rate. Usually, an increase in population means a lower vacancy rate," Corbin says. More seasonal housing units, assisted housing or recent multi-family unit development could be causes of the higher vacancy rate, according to Corbin.

Another factor that could go hand in hand with the vacancy rate is an increase in the average household size.

From 2000 to 2010, it increased from 2.35 to 2.53, indicating some "family doubling," according to Corbin. Family doubling is when young adults remain at home or other family lives in a household.

Considering the young median age again, there are likely many residents in their 20s - recent high school graduates - who are staying at home rather than getting an individual apartment, Corbin says. This household arrangement could also contribute to the higher MHI.

Another indicator of potential available labor force was a fairly high unemployment rate, 8.2 percent, at the time of 2010 Census, though that rate likely fluctuates on a quarterly basis. Non-population-based factors for the city that are positive for growth include a good transportation infrastructure, especially at the crossroads of Highways 5 and 54, and the availability of nearby technical training, according to Corbin.

Lake Career & Technical Center in Camdenton, part of the Camdenton R-III School District, could easily accommodate training to bring specific skills to the work force as needed by companies, he says.

Corbin was the Camden County complete count committee chair for the 2010 Census. He is a retired urban planner from Omaha, Neb. He has a Masters of Science in Urban Studies and had 20 years of experience working in planning for cities and councils of local governments. Corbin worked with Camdenton Assistant City Administrator/Economic Development Director Mike Nichols to get the data for this analysis. Jan 27, 2012. Amy Wilson. *Lakewestonline.com*

## **CVS ribbon cutting opens The Shoppes**

Lake Ozark city officials [took] part in a ribbon cutting for CVS Pharmacy at The Shoppes of Eagles Landing Feb. 5 to signify the opening of the first store in the shopping complex. The ribbon cutting [took] place at 8 a.m. Eagles Landing is located at Bus. 54 and Highway 54.

CVS will soon be joined by the opening of Kohl's department store later this spring, and then Menard's home improvement store later in the year.

Wehrenberg Theatre, currently located in Osage Premium Outlets in Osage Beach, will be relocating to Eagles Landing as well with a multi-screen, state-of-the-art facility.

The opening of Rt. 242 is expected to generate considerable traffic for the Lake Ozark and Eagle's Landing shopping center. Residents from Horseshoe Bend and from the west side of the lake can now access Lake Ozark area more quickly. Jan 26, 2012.

*Lakewestonline.com*

## **Assessor: Land ownership goes down to shoreline**

Morgan County Assessor Bob Raines says his office cannot resolve this property issue. "The answer is not with the assessor's office. All I can do as assessor is place a value on property as indicated by the market," he says. "We go by what the deed says if there's no conflict with another deed." The assessor can only do something when or if the issue affects the real estate market, according to Raines.

According to county assessment maps, Sanzottera owns to the 660' as shown on his deed and that is what the assessment will reflect until another authority says differently, Raines says. The problem with the situation has existed for years, he says, probably since the lake's been there. The boundary is at various elevation levels at different places, but when property was developed it was deeded to the lakefront, according to Raines, and over the years, that's been acceptable. "I've lived in the lake area almost 60 some years now and there's been absolutely no problem with ownership. It was assumed to go to the shoreline and everyone was happy with that, even AmerenUE," he says.

There is an individual appeals process for property assessment which owners can utilize if they believe their property has been assessed too high for this or other reasons. The first step is filing an appeal with the Board of Equalization, but its decision can also be appealed to the Missouri State Tax Commission and circuit court.

Camden County Assessor Eddie Whitworth says he has been hearing a scattering of questions and commenting about this issue over the last six months as the situation with Ameren Missouri and the lake project boundary has developed. "Assessors are not skilled title people and we're not attorneys. We take the deed that comes through and use it. We put value on property. We assess what individuals appear to own," he says.

One of the other challenges with this issue is that assessment maps are based on a horizontal plane, not vertical. They do not have maps that show contour lines, according to Whitworth. Yet the project boundary is a vertical measurement - feet above sea level. "If a deed did refer to an elevation, we wouldn't know where it's at," Whitworth says. As far as he knows, the water's edge was always used as the boundary, according to Whitworth. Ameren was taxed for what was under water.

"The important thing to realize is there's no overall fix. It has been to be done on an individual basis," he says. "But people need to come talk to us - whatever county they're in. Then if you don't agree, you can go past the assessor to the board of equalization. But please come talk to us."

If a property owner believes they are in a similar situation to Sanzottera and believes it should change their assessment, he advises them to remember that for the assessor's purposes the overriding focus is value and that they need to bring evidence of what they are claiming. "It's not enough to say, well, I think my property value is down 3 percent or 5 percent. You need to provide an estimate of what you believe the value is and documentation. Be able to say here's my evidence - my deed, chain of title, what my appraisal says it's worth," says Whitworth. But Whitworth says the issue of taxation will likely have to wait for a resolution by Ameren, FERC and the property owners who are involved. "It may be difficult to determine value for awhile," he says. "We just don't know how much this will harm sale value or if it will harm sale value. I think the board of equalization will be open to this issue, but right now, there are a lot more questions than answers." Feb 2, 2012 Amy Wilson. *Lakenewsonline.com*

## **2012 remodel trends**

A significant shift in consumer preference in new-home purchases is the latest by-product of the still-struggling economy: the residential construction market is shrinking, and so are houses. Homebuilders expect newly constructed single-family homes to average just 2,150 square feet by 2015. That's 10 percent smaller than previously estimated, according to the National Association of Home Builders, which conducted the survey.

To maintain this compact size, luxuries will be out and practicality will be in. Formal living rooms are going by the wayside, NAHB says, making way for smarter, multi-function layouts. What we'll see more of: eat-in kitchens that eliminate the need for a separate dining room, and great rooms that can accommodate entertainment as well as office space. Keep the following tips in mind if you're thinking of investing in an addition or a significant remodel:

- \* Select a professional contractor with experience, knowledge of local codes and a good reputation for quality work, says the National Association of the Remodeling Industry, which calls this the single most important step in your project.

- \* Before you finalize your remodel decisions, research the improvements that will likely bring you the highest return on your investment. A minor kitchen remodel should return more than 70 percent of its cost at resale, according to the 2010-2011 Remodeling Magazine Cost vs. Value Report. Adding a bathroom pays back more than 53 percent.

- \* During the latest housing boom, remodels were all about big and bold. Now there is less emphasis on luxury and more on practicality. Take advantage of that trend, and you'll make your home more competitive at resale, and your dollars will stretch a lot further. Jan 18, 2012 *Lakenewsonline.com*

## Lake area icon closes its doors

A bumper sticker on the back of Mike Craig's white SUV urges us to "Save A Chicken, Eat Catfish." That encouragement is moot now that Mike and his wife Linda have closed the doors to one of the lake's few remaining icons — the Happy Fisherman. It's believed that only Bentley's Restaurant on Bagnell Dam Blvd. is older — by one year. According to the restaurant's website, which it shares with the Craigs' other endeavor Jake Culpeeper's, the Happy Fisherman served between six and eight tons of catfish every year.

For 37 years, the Craigs have owned and operated the Highway 54 landmark, which has become a generational favorite. "She ran a good race all of these years," Linda said in retrospect. "We've had lots of incredible customers and staff." The restaurant has had only two cashiers in its lifetime, and three of the most loyal employees — Maxine Stout, Marge Adams and Adel Dickelman — total more than 100 years of service for the Craigs. When the doors closed for good late last year, the Craigs were forced to lay off 18-20 employees, which was one of the most painful aspects of the decision. Three of those went to work at Jake Culpeeper's on Osage Beach Parkway near Rt. KK.

"We felt the Happy Fisherman had run its course," Mike said in explaining the decision. "This dog got too old to hunt," he laughed. A downturn in business started about four years ago, and that was a major reason the Craigs decided to close the doors. "The public just wasn't responding in numbers enough to cover the overhead," Linda explained. "We did have our glory years," she said. When business started to dwindle, we tried to bring it back. But in the end all we could do was give it a decent sendoff."

Since it opened in 1975, Happy Fisherman "was a success from day one," the Craigs said. There were several years that the restaurant served more than 100,000 guests. They estimate that in their tenure as owners, some three million diners went through the doors including several famous football and baseball players. George Brett from the KC Royals and Dan Dierdorf from the St. Louis football Cardinals, among others graced the seafood restaurant.

The Happy Fisherman was somewhat of a lone duck in the early years. There were few restaurants at the lake, and much of the land surrounding the restaurant was undeveloped. That has changed obviously, and the lake now sports dozens of restaurants, many of which are national chains.

The Craigs seem to have had a golden touch when it comes to restaurants. They have dotted the landscape with several over the years including the Village Smorgasbord, Roosevelt's, the Grapevine, The Cracked Crab at Mike Finks, Bagnell Station, Sneaky Pete's, The Lakeside Bar and Grill, The Mexican Air Force and today Jake Culpeeper's Cattle Co.

"When we went into a property, if it didn't work for one use, we could put it to another use. As a matter of fact," Linda explained, the Happy Fisherman was originally the Aquarama, an underwater theater. It's been the best of all worlds for us. When we did fall on our face, we were never afraid to get up and keep going."

The Happy Fisherman is laced with memorabilia, including the five large fiberglass clams out front that used to feature dancing mermaids during the years the building was Aquarama. The pieces of history are being slowly dismantled, and the Craigs have had requests from former customers for particular mementoes. For the meantime, however, the handmade salad boat in the middle of the restaurant remains an anchor for the iconic restaurant.

Mike and Linda aren't slowing down, they say. They're just redirecting their energy to what they refer to as "Jake's" the steakhouse near Rt. KK. Mike still dabbles in antique and classic cars in the Car Barn just behind Jake's. "We're just very busy with projects," Linda said. The lake is home to the Craigs, and they plan to stay put. "It's been good to us all these years," they agreed. "The public has been faithful to us as well, and for that we are grateful." Jan 26, 2011. Dan Field. [lakeweb.com](http://lakeweb.com)



# UPCOMING EVENTS

## February-March

EVENT	DATE	LOCATION	CONTACT INFO
WinterFest at Tan-Tar-A	Feb 18	Osage Beach, MO	573-348-2784
Polar Plunge	Feb 25	Osage Beach, MO	www.somo.org
Indian Artifacts Show	Feb 25	Lake Ozark, MO	573-365-5906
Liverpool Legends at the Lake	Mar 2 - 3	Osage Beach, MO	1-800-386-5253
L.O Profile Launch Social	Mar 6	TBA Lake of the Ozarks	573-365-2288
33rd Annual Products & Services Show	Mar 10	Lake Ozark, MO	573-346-2227
21st Annual St. Patrick's Parade on Water	Mar 17	Lake Ozark, MO	573-374-5500
St. Patrick's Short Bus Shuffle	Mar 17	Sunrise Beach, MO	573-374-5852
Adopt the Shoreline Spring Cleanup	Mar 17 - Apr 15	Lake of the Ozarks	573-352-9252
16th Annual Early Bird Open Buddy Bass Tournament	Mar 24-25	Lake Ozark, MO	573-365-2637
Home, Garden & Lifestyle Expo	Mar 31 - Apr 1	Lake Ozark, MO	573-964-1008
Jacob's Cave Swapping Days	Apr 5 - 8	Versailles, MO	573-348-4374
Easter Egg Hunt - Hillbilly Fairgrounds	Apr 8	Laurie, MO	573-374-8776
Bunny Hop / Tax Day Dance	Apr 15	Linn Creek, MO	573-365-6155

### Casablanca Bar and Grill under new owners

Regulars will be comfortable and everyone else will have a place to call home as new owners take over Casablanca on the Lake Ozark Strip.

On January 20, Ryan and Mark Brick of Village Marina [opened] the doors on another century of fun at Casablanca. The well-known bar and grill is housed in one of the lake's most historic buildings. It was the home of the Lake Ozark post office in the 1950s and has been a bar and grill for more than six decades.

Grill will be a more important aspect of Casablanca as the Bricks build on the phenomenal success of the Boathouse at Village Marina. The Boathouse was one of the most popular spots on the lake this past summer as the facility was reopened with the addition of Chef Robert Sills. Sills was brought in from Charleston, South Carolina to give Boathouse offerings a more sophisticated spin. His innovative menu changes combined with very special events packed The Boathouse through the 2011 season. "We are all about excellence in all our endeavors," Ryan Brick said. "We intend to bring that tradition to Casablanca."

The Brick family has owned and operated Village Marina for two decades. Village, the lake's oldest continually operating marina, celebrates its 50th anniversary in 2012. Now the Bricks and Sills will turn their attention to another lake institution.

Casablanca has been owned in recent years by Eddie Jordan and Sharon Watson. Jordan has had a long, successful career as a bar owner at the lake, including Arrowhead Lodge. "We are excited about the opportunity to carry on a lake tradition and really appreciate the help we are getting from Eddie and Sharon in the transition," Mark Brick said.

New and interesting menu items will be combined with old favorites to make what is old new again at Casablanca. Renovations are planned that will make the bar and grill more 'user friendly,' particularly for those who have enjoyed the front deck in recent years. While the changes will be an exciting aspect of the new Casablanca, lakeregs who have been regulars for decades will find that it's still the bar they love. Jan 19, 2011. [lakeregs.com](http://lakeregs.com)



## **Give 'em the business -The 33rd annual Lake of the Ozarks Products and Services Show approaches**

The largest array of goodies, gadgets and business networking in central Missouri is only a month away. The 33rd Annual Lake of the Ozarks Products and Services Show will be held March 10-11, at the Country Club Hotel in Lake Ozark.

The products and services show will feature a wide range of exhibitors displaying consumer goods, building contractors and suppliers, plumbing and electrical supplies, home improvement and remodeling, home furnishings, heating and air conditioning, landscaping, financial and banking services, insurance, office equipment, electronics, insurance, boat and marine products, recreational vehicles and more. The show allows businesses to promote and sell their goods and services to two markets—other businesses, and end-line consumers.

"The 33rd Annual Products and Services Show will give businesses the opportunity to have direct access to over 5,000 potential customers, showcases businesses products and services, increases brand exposure while driving traffic to businesses in just two days," Products and Services Show Chairman Jack Dunn said. "It is a tremendous return on investment."

A total of 189 booths spaces are available. Organizers expect a sellout.

"Exhibitors from throughout the region have already signed up for this year's show, making it the largest show of its kind in central Missouri" Camdenton Area Chamber of Commerce Executive Director Trish Creach said. "This is an ideal opportunity for any business that markets its products and services at the Lake of the Ozarks. Businesses interested in exhibiting in the show should act as soon as possible."

Visitors to the products and services show can attend and park for free. Shuttle buses will take patrons to the show from a lot at Monarch Plaza (former Carl's Supermarket) in Lake Ozark.

For more information and exhibitor application forms call the Camdenton Area Chamber of Commerce at 573-346-2227 or download an application at the Chamber Web site: <http://www.CamdentonChamber.com/ProductShow> Feb 7, 2012.*lakenewsonline.com*



## **2011 a safer year on the lake**

It was a safer year for boating on Lake of the Ozarks, according to year-end accident numbers released by the marine operations of the Missouri Highway Patrol. Education, enforcement and the economy have all played a role in making the lake a safer waterway.

In 2011, boaters were involved in 70 accidents compared to 2010 when 112 accidents were recorded, according to Capt. Matt Walz, who is in charge of District 2 marine operations for Troop F of the highway patrol. The number of boating related fatalities in 2010 and 2011 were the same with 2 recorded in each calendar year. However, Walz said one of the fatalities in 2011 that occurred on the water was due to a health-related issue.

Walz attributes the decline to better educated boaters and years of strong enforcement. The move by Missouri several years ago to mandatory boater education has contributed to the overall decline as has the number of boaters who use designated captains reducing the number of accidents due to drunk driving. Economic conditions have also been a factor, he said. Boaters are not moving around as much, spending more time anchored rather than moving from one location to another. Jan 29, 2012.*Joyce Miller*

*lakenewsonline.com*