



# Blackhawk Estates

## Blackhawk Estates FAQs

### About Blackhawk Estates

Blackhawk Estates is a private neighborhood with infrastructure that includes private roads, water distribution system and various amenities. Our neighborhood is its own little city and at this time we have 52 homes and 31 undeveloped lots governed by a Board of Trustees overseeing a governing Indenture and Rules and Regulations.

Our accounting company, Missouri Association Management, LLC (MAM) takes care of mailing assessment invoices to homeowners and subsequent assessment payments, manages the payment of Blackhawk Estates expenses, etc. (Expenses includes maintenance of all amenities, - roads, underground water pipes through the neighborhood, weekly trash service, etc.)

MAM is located at 2121 Bagnell Dam Blvd, Lake Ozark, MO 65049. 573-552-8334, [mam-llc.com](http://mam-llc.com).

**For all other matters** or for additional information (architectural control, trash, roads, amenities, etc.) send an e-mail to [blackhawkestates@yahoo.com](mailto:blackhawkestates@yahoo.com) or contact any Trustee.

### Amenities

Amenities include trash pickup, water, road maintenance, common area upkeep, snow removal, swimming pools (guest passes available to print must accompany all your guests at the pool), children's playground and of course needed capital improvements. In September 2023 the tennis court was resurfaced and is ready for either tennis or pickleball. In 2025 the small pool by the tennis court has been brought back to life after a number of years of slumber.

We do not have community docks at Blackhawk as all docks are owned privately and owner maintained. What is called The Point is at the west end of Blackhawk Drive and is gated. Access to The Point is available to all owners/residents in good standing; you will be issued an access code for the gate operation and we ask that you keep that code to yourself and not share it with anyone.

### Annual Meetings (Spring and Fall)

We have two all property owner meetings per year and at this time we are holding them at 9 am on a Saturday generally the first Saturday in May and the first Saturday in October (although the specific dates can vary). Our meetings are held at The Red Barn and it is a great time to hear a presentation by Board of Trustees officers, discuss neighborhood business and meet other members of our community and get involved. Residents and owners are notified in advance of the date of these meeting by e-mail, so it is important that we have correct e-mail addresses.



# Blackhawk Estates

## Assessments (Annual)

All of the amenities available to Blackhawk Estates owners as well as other operating costs are funded by Annual Assessments. Assessments are set annually by the Board of Trustees based on a budget of anticipated expenses and reserve amounts deemed sufficient for Blackhawk Estates to continue to thrive. Annual Assessment invoices are issued by December 1<sup>st</sup> of each year and are due on January 1. It is expected that all Assessments be paid in full by the due date in order to not be a financial burden on the neighbors of Blackhawk Estates. Current Annual Assessments (as of 2026), subject to change annually, are: Improved Lot: \$2400, Unimproved Lot: \$850, Half Lot: \$425

As part of owning property in Blackhawk Estates, owners accept the obligation to pay all Assessments (both Regular and Special) and are subject to late fees, interest and legal action if not paid as scheduled.

## Board of Trustees

Blackhawk Estates is governed by a Board of Trustees. Current Board members information can be found at [www.blackhawkestatesonline.com](http://www.blackhawkestatesonline.com) and position descriptions can be found in the Indenture also found online.

## Boat Docks at The Point

A number of docks and boat slips are located at The Point. These docks are privately owned by individual Blackhawk Estates property owners and are available only to property owners.

## E-Mail Communications

Blackhawk communications to owners and residents are by email and it is imperative that each owner/resident provide their correct contact information to the Board of Trustees. We use e-mail to notify owners and residents of things like: emergency outages (for example, disruption in water service due to broken pipes, notification of important dates: annual leaf pickup, annual meetings, meeting minutes, etc.). Owners must notify our accounting company (MAM) with correct contact information: email address, mailing address, phone numbers.

## Governing Documents

We hope you will soon familiarize yourselves with our Indenture and Rules & Regulations as found on the website. Blackhawk Estates, like other neighborhoods, has various rules and regulations to keep our neighborhood looking nice, clean and safe and are not meant to inconvenience owners, but rather are a means of maintaining certain standards and harmony within our community. Here are several important points:

- Blackhawk Estates annual assessments are due annually by January 1.
- Please observe our 15-mph speed limit as we have many residents taking daily walks alone, or with friends and pets.



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- Fireworks are prohibited in Blackhawk Estates. The Lodge of Four Seasons has firework displays (as do various other resorts) for major holidays. You may want to join your neighbors at The Point to enjoy The Lodge of Four Seasons displays. It is a great viewing venue so bring your chairs and join the crowd.
- No pets, except for properly licensed service dogs, are allowed in the pool areas. No pets are allowed in the pools; immediate fines will be levied. Glass containers are also prohibited.
- Building Permits are required prior to starting any exterior improvement project. Please refer to our Architectural Rules and Regulations for Guidance. Application form and instructions can be found on [www.blackhawkestatesonline.com](http://www.blackhawkestatesonline.com). Additional permits from Camden County Planning and Zoning and Lake Ozark Fire Protection District may also be required.

## Guest Pass

We ask that guests of Blackhawk Estates property owners display a completed Guest Pass on the dash of their car when using the pool or any of Blackhawk Estate amenities (the Point, tennis court, etc.). A guest pass can be found under the Homeowners tab on our website: <https://blackhawkestatesonline.com/> .

## Mail Delivery / Mail Boxes

Mail sent by US Post Office is delivered to the mailbox cluster units located near the main entrance to Blackhawk Estate on Blackhawk Dr. There are 31 individual mailboxes and 2 parcel boxes. While these mailbox clusters are owned by Blackhawk Estates, mailbox assignments are made by the US Post Office, 2111 Bagnell Dam Blvd, Lake Ozark, MO 65049. Mailboxes are available on a first come, first serve basis and availability is not guaranteed.

## Text Service

We have the capability to send text notifications when there are time sensitive notifications you should be aware of, including items like trash service delays, snow plow service, water outages, storm damage, meeting reminders and more. This is an **opt-in only service for residents and owners only**. If you would like to sign up for this service, send a request to [blackhawkestates@yahoo.com](mailto:blackhawkestates@yahoo.com) and you will receive instruction on how to sign up to receive Blackhawk Estates text messages. (Message volume is expected to be no more than 5 messages per month and you will be able to opt-out.)

## Red Barn

It is said that this imposing structure in the heart of Blackhawk Estates on Black Hawk Dr was built as a construction facility for the initial construction of the neighborhood and of the Lodge of Four Seasons. It contains the main well house that provided water to the community until 2022, and is now used for storage of pool furniture, etc. Its main role now is to serve as a central meeting place for the twice-yearly neighborhood meeting hosted by the Board of Trustees.



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## Trash Pickup

Curbside trash collection is weekly. (Currently trash pickup is Thursday.) If the regular trash pickup day falls on a Holiday it is possible that the trash pickup will occur the following day. Each home is allotted one trash container and payment for trash service is included in annual assessments. Note that our trash service provider does not pick up yard trash and debris, nor unusually large or excessive garbage. Additional services can be scheduled with our provider for an additional fee charged to the property owner.

## Water & Water System

The water distribution system (the pipes in the ground) is owned and maintained by Black Hawk Estates Association and water service is included in annual assessments. Automatic inground irrigations systems for watering lawns are not permitted to be attached to the Blackhawk water distribution system. Maintenance of water pipes to individual homes from the street is the responsibility of individual owners.

## Utilities

- **Electric Service:** service to the neighborhood is provided by Ameren Missouri. You can find out more about getting service at <https://www.ameren.com/missouri/>
- **Cable/Internet:** Blackhawk Estates has cable tv and internet service provided by Spectrum. There is a local office in Osage Beach and you can get additional information at <https://www.spectrum.com/>
- Other internet providers. In addition to or alternative to cable service, there are a number of dish satellite options available.

Water and trash service are included in annual assessments and are covered elsewhere in this document.

## Website

Our website: [www.BlackhawkEstatesOnline.com](http://www.BlackhawkEstatesOnline.com). On the home page you will find a list of all the Board of Trustees with their email addresses, phone numbers and Board responsibilities. You'll also find in the property owner's section a directory of homeowners. Please send current information for the directory to: [blackhawkestates@yahoo.com](mailto:blackhawkestates@yahoo.com) and please feel free to call or email Board members with any questions you may have.