

Lake Life. Simplified.
»»»—————<<<<

Lake of the Ozarks Summerization Guide

45 POINT CHECKLIST FOR
RE-OPENING YOUR
LAKE HOME AND MORE! (pg. 4)

**Maximize the memories while you're here,
Peace of mind when you're not**

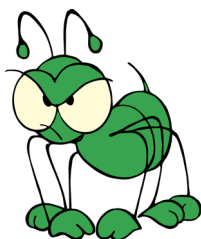
SEE PAGE 2 FOR INFORMATION ON HOW YOU CAN SAVE 10% ON OUR HOME WATCH SERVICES THIS YEAR



THREE LAKE LIFE
HOME DESIGN LOOKS



FUN RECIPES
TO REMEMBER



PEST CONTROL:
TIPS FOR THE SEASON



YOUR BOAT BOTTOM:
WHAT YOU NEED TO KNOW



NEW LAKE TOYS:
BOARDS, KAYAKS & MORE

Finally, A Home Watch Solution for Your Lake Home in the Ozarks



**SCHEDULE YOUR PERSONAL
HOME EVALUATION TODAY.**

CALL OR BOOK ONLINE

573-873-6004

riggsrequest.com/personalhomeevaluation

SAVE 10% ON YOUR HOME WATCH PLAN
WHEN YOU MENTION THIS GUIDE

ABOUT US

We know first hand how unexpected circumstances can completely wreck a good time at the lake. We started Riggs Request to take care of unoccupied lake homes to save owners time and money. We would love to discuss how we can simplify your lake life and provide you with peace of mind while you are away.

WHY CHOOSE US

- ✓ Owner-Operated, Licensed, Bonded and Insured. We are trusted in the community.
- ✓ When you need more than your neighbors can reasonably provide, we are always here to answer the call.
- ✓ The lake's only Accredited member of the National Home Watch Association. We have passed background checks and stay up to date on the industry's best practices.



Take The Worry Away

You want to enjoy your lake time and not worry about problems that happened in your absence. We'll help you catch small problems before they become a big disaster.



A Custom Experience

After your Personal Home Evaluation, we will tailor a best in class service that's customized to the intricacies of your home.



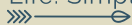
Home Watch Plans

We have a variety of plans based on the square footage of your home and how long you're comfortable leaving it unattended.



Riggs Request 

Lake Life. Simplified.



Services

- Online Booking for Home Watch Plans and One-Time Visits
- Physical Presence Inspecting Your Home on a Regular Basis
- Lake Home Inventory Assessments and Management
- Short-Term Rental Walk Throughs and Local Emergency Point of Contact
- Fast, Reliable, and Thorough Digital Reporting
- Pre-Storm Preparation and Post-Storm Inspections
- Property Summerization / Winterization
- Home Access Management for Approved Vendors and Guests
- Delivery Pick-Up and Mail Forwarding
- Property Stocking (Groceries, Essentials)
- Dock, Detached Garage, Guest Home, and Shed Checks

Schedule Your Personal Home Evaluation Today!



Are you Ready for Summer?



Welcome to our first ever Summerization Guide! We developed the guide to provide homeowners in the Lake of the Ozarks area with a resource for preparing for an eventful season at the lake.

Throughout this guide, you will find resources and tips that will help you over the course of the next several months. We've included insights from great local experts on important aspects of keeping your property in tip top shape this year. We have also included some fun and easy recipes that are great to enjoy with friends on the boat or your patio. If your lake home is due for a new look, we have you covered there too with awesome design looks for the summer from one of the top Interior Consultants at the lake.

To the left you will notice a list of some of our services. If you own a home at the lake, you can now have a dedicated professional to take care of it when you're not here. Schedule a Personal Home Evaluation with us today, to learn more about how our home watch services can save you time, money and headaches.

See you on the water!

Sincerely,

Kristen & Phil
Founders
Riggs Request, LLC





Summerization Guide

Opening your lake home for the season is like docking the boat, timing matters. Prepare now and make sure you consider these recommendations for a great Summer at the Lake.

New Lake Toy? Keep up with the Paperwork



Don't lose precious time on the water because of paperwork. A boat, vessel, or documented vessel registration must be renewed every three years and there is no late renewal penalty. Outboard motor decals are not required to be renewed.

If you're in the area and need to visit the license office, head over to the **Camdenton License Office at 108 Cecil St., Book an appointment at molicense.com.**



In need of a new decal or MO numbers for your boat? Check out **Instant Signs & Banners in Lake Ozark**. Save time and have Riggs Request pickup and deliver the new decals for you.



MAIL FORWARDING: Although mail forwarding may begin within 3 business days of your submitted request, it's best to allow up to 2 weeks. Submit a temporary change-of-address request so you can receive your mail while you're away for 15 days and up to 1 year.



Review the Essentials

Opening your lake home for the summer is just as time consuming as turning it down for the long winter. Beat the rush and schedule essential and non-essential services early.

1 Who's taking out the trash? Some companies offer the ability to start and stop service online. Check with your current provider today to find out.

2 Are you keeping track of your lake home inventory? We recommend our clients maintain a Lake Home Inventory Log of valued property. This log can assist with identifying potential losses, and help you maintain a more organized lake life. Evaluate and adjust your Lake Home Inventory at the beginning and end of each season.



Riggs Request includes this service with all Property Summerization and Winterization bookings.

3 Due for a trim? Arrange to have any large branches trimmed back and removed from the property as needed.

4 Prepare your AC for the upcoming season: Spring Checks are an essential part of keeping your system running smoothly and finding issues before they become

summer problems. We spoke with Becky Moos, one of the owners of Kal's. She let us know that scheduling your Spring maintenance is determined by the weather and it must be 65-70 degrees outside to properly perform the check. Once the area hits these temps, Kal's will book your service call within a couple of days or at most within one week, depending on weather & demand.

Kal's recommends two checks per year. During the Spring check, they conduct a thorough inspection of your units to ensure everything is running properly, replacing refrigerant if it has run out or is low, checking evaporator coils and cleaning if needed, checking capacitor(s) and replacing if weak or damaged, checking & clearing condensate drains, filter, thermostat batteries, etc.

Check out Kal's Service:
www.kalsservice.com
573-964-0100



Immediately Upon Arrival



The Work Begins

You've made it!

We're sending positive lake vibes your way with this easy checklist of tasks to save you time getting settled in. Use this checklist, and you'll be lake ready in no time!

Interior Checklist

- ☐ Turn on Water at Main Source
- ☐ Water Heater - If Electric, Turn on Breaker, If Gas, Adjust Pilot Accordingly
- ☐ Turn on all Non-Essential Circuit Breakers (air conditioning, etc.)
- ☐ Heating / Air Conditioning - Set to Desired Temperature
- ☐ Plug in all Appliances and Electronics
- ☐ Adjust Lighting Timers
- ☐ Remove Surge Protectors and Room Deodorizers
- ☐ Move Dehumidifier to More Convenient Location
- ☐ Replace Batteries in Thermostat, Smoke Alarm and Carbon Monoxide Detectors

- ☐ Replace AC Filter
- ☐ Replace Baking Soda in Fridge / Freezer
- ☐ Dispose of Anything Expired in Fridge (old condiments, etc.) Or Anything with Freezer Burn in the Freezer.
- ☐ Stock the Kitchen
- ☐ Vacuum all Floors and Upholstery

Deep Cleaning

Damsel Dry Cleaners
in Osage Beach.

Contact: 573-348-6500
Ask us how our Concierge Services can help save you time!

- ☐ Clean any Fungal Spores with an Antifungal Cleaner or Bleach Solution
- ☐ Bathroom Toilets: Remove Any Added Plastic Wrap and Clean Toilet Bowls
- ☐ Bathroom Drains: Remove Any Added Plastic from sink and Shower Drains
- ☐ Dishwasher: Run a Wash Cycle with White Vinegar, Followed by a Wash Cycle with Baking Soda
- ☐ Kitchen Sink: Run Ice Through Garbage Disposal and Rinse with Baking Soda

- ☐ Washer: Run a Wash Cycle Using White Vinegar as Detergent and Baking Soda Directly in Drum
- ☐ Dryer: Clean Dryer Exhaust Vents

Exterior Checklist

- ☐ Perform an Exterior Walk-Through to Ensure There was no Vandalism, and Entry Points are Secure
- ☐ Refer to the Recommended Practices for Reopening Your Pool.
- ☐ Confirm all Lights are Functioning and Service or Replace as Required
- ☐ Hire Appropriate Contractors to Complete Landscaping, Lawn and Plant Care, Gutter Cleaning, etc.
- ☐ Clean & Arrange all Outdoor Furniture
- ☐ Sweep Driveway, Garage, Decks and Patios
- ☐ Wash Patio Furniture, Water Toys and Watercrafts
- ☐ Stock all Outdoor Bars

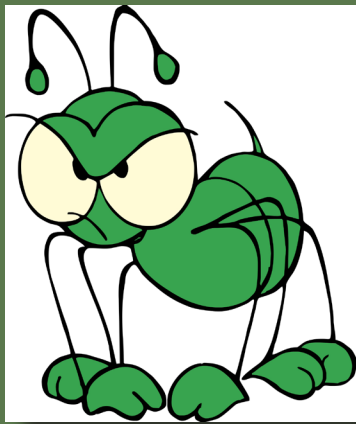
Pro-Tips

Thermostats and Smoke Alarms should be completely replaced every 10 years & Carbon Monoxide Detectors should be completely replaced every 5-7 years. Replace batteries in Smoke Alarms & Carbon Monoxide Detectors every 6 months. Most digital thermostats are hard wired to your home and likely have backup batteries. Replace the backup batteries in your thermostat once a year.

Don't Forget !

The worst is getting to the lake without the essentials. Remember to bring all necessary tools, keys and documents, such as boat registration and MO numbers.

Pest Control



3 Things to Know

1) Check areas that have been left undisturbed for the winter. Check items like towels, beds, etc., for any type of insect that may have moved in over the winter.

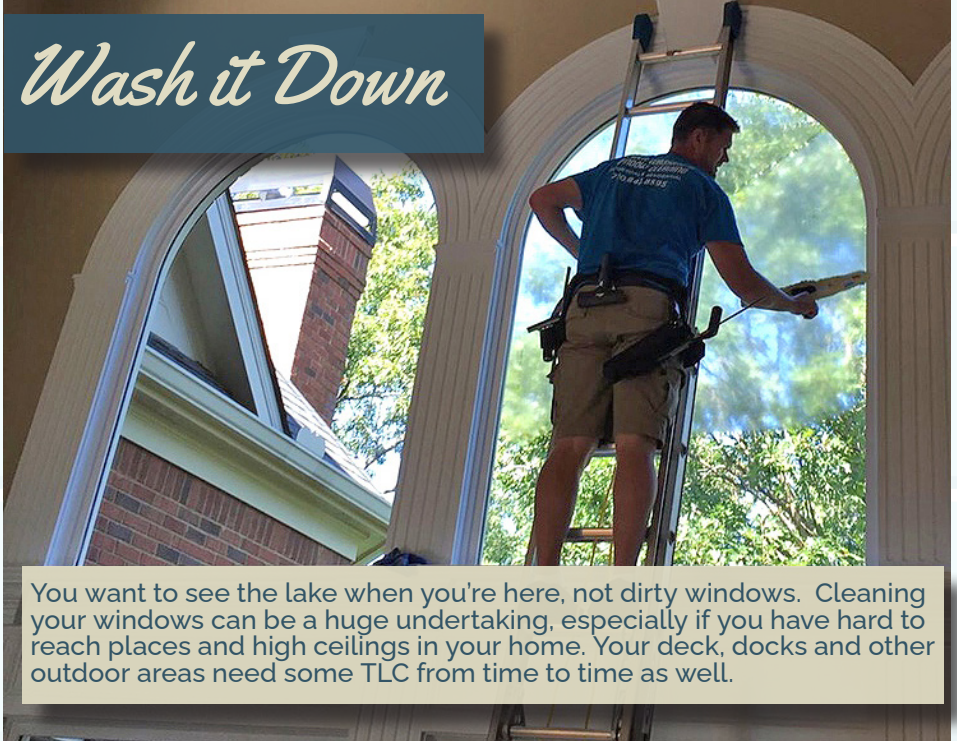
2) Check around windows, doors, etc., to see if any type of gap exists that happened with the weather or a critter trying to get in. Lots of people don't realize how many animals get stuck in a chimney, or attic over the winter trying to stay warm.

3) Remove any leaves and debris away from the home as these are great harborage for insects to breed and hide out. Wood piles are another example. Trimming of any trees that hang over the house is recommended as this will make it harder for the critters to get to the house.

AB Pest & Insulation

abpest.net
Office: 573-964-1100
Toll Free: 866.819-1100
Email: abpest@abpest.net

Wash it Down



You want to see the lake when you're here, not dirty windows. Cleaning your windows can be a huge undertaking, especially if you have hard to reach places and high ceilings in your home. Your deck, docks and other outdoor areas need some TLC from time to time as well.

Vibrant Lake Ozark recommends booking your Spring cleaning now for all your window washing and power washing needs.

As soon as the pollen drops in the area, bookings will be accommodated on a first come first serve basis and we know you want your home ready before Memorial Day. Pollen typically drops around the end of April but can vary year to year. In terms of frequency, they also recommend having your windows cleaned twice a year - once in the Spring and again in the Fall.



The Washing Checklist

- ☐ House
- ☐ Boat Dock
- ☐ Driveway / Sidewalk
- ☐ Back Patio
- ☐ Back Deck
- ☐ Pool Deck
- ☐ Windows
- ☐ Fencing

Vibrant is Owner-Operated and you will always find Matt Mahaney on site with his team.



vibrant
Lake Ozark
WINDOW CLEANING & POWER WASHING
(573) 317-6055



Who's Your Captain?

When we need a reliable captain at the lake, Phil N Good Charters is our first call. Captain Phil Counti always knows where to go and when and also knows how to make sure everyone is having a great time.

We asked Phil about the one thing he never leaves the dock without. The Aqua Stack mat is one of the best modular, floating mats for coving out this summer. If you pick one up, you will appreciate how it folds away and its durability.

You can see what we mean by checking out Phil N Good Charters' Facebook page where it's on full display on Phil's 38' Sundancer.

Contact Phil:

facebook.com/PhilNGoodCharters
816-868-2149

Nothing says, "I'm ready for the lake" like a boat so clean, it looks like it just rolled off the lot. Here is what you need to know from Darin at Sunny's Marina.



Clean Your Bottom!

When we spoke with Darin, he recommended having your boat bottom painted every two – three years and he strongly encourages you buff and wax at that time as well. If you don't, you will risk losing the pigments in the paint as the gelcoat is very porous. The more porous it becomes, the harder it will be to clean in the future.

Sunny's Marina recommends booking one – two months out from your preferred completion date. Once you deliver your boat to the marina, it will take approximately one week (or up to a week and a half) to complete the buff, wax, and paint job.

A Boat Built For Lake of the Ozarks

Kelly's Port sells more Benningtons than any other dealer in the nation, so it made perfect sense to give them a call when we learned of their exclusive Lake of The Ozarks Edition. The Indiana-based manufacturer worked closely with the team at Kelly's Port to produce a more reliable boat with less maintenance, allowing you to focus on your family's time on the water.

WHAT TO LOOK FOR

Features thicker aluminum and stronger cross braces

Excellent rough water performer for the busiest days on the water

Bennington's lifetime warranties with Kelly's Port's Same Day Service Guarantee



Kelly's Port is the only dealership in the nation to offer Same-Day Service. Check them out at kellysport.com



GOOD TIMES AND TAN LINES

Three great options for staying on top of the water and being active this summer!

THE BREEZE AERO STAND UP PADDLE BOARD

This inflatable paddle board is the ultimate, entry level paddle board. It's a great board for the family and a top seller!



ZEPPELIN AERO INFLATABLE KAYAKS

Bote now has a new entry level model in their Zeppelin line, and with a two person kayak. Look for their new Kayak with a peddle drive at Buzz's Boards and Beyond.



THE HANGOUT DOCK (PICTURED ABOVE)

John Buzzelli from Buzz's Boards & Beyond told us that he expects the Hangout Dock to be his best seller this year. We love the removable back supports and it's 1200 lb capacity!

Check out Buzz's Boards & Beyond in Osage Beach or at buzzsboardsozarks.com



Dock Prep for the Summer Season

New docks can take up to 9 months to receive. In the meantime, here is some helpful information on maintaining the one you have now.

We spoke with LD Schlobohm, Operations Manager at DockWorks on the 3mm. He gave us the following recommendations when checking on your dock.

☐ Ensure your cables are tight enough, but not too tight. Be sure you're checking all of the cables and the connections. Cables were likely loosened

for the winter draw down of the lake and will now need to be adjusted and tightened for the summer season.

☐ Inspect the roof of the dock. If it was a snowy winter and your dock roof doesn't have a slant, you could find damage.

☐ Check the entire dock for broken bolts.

☐ Check on your floats to make sure they are not damaged.

Floats can sometimes be punctured or even sink if there was any ice around your dock this past winter.

If you are considering a new dock, DockWorks is an excellent choice with fantastic customer service and over 30 years of experience.

Check them out at dockworks.net 573-964-1919



3 Lake Life Home Design Looks for Summer



By Jessica Singer, Lead Designer & Owner J. Design

1) Nature Inspires with Biophilic Design

(I know, it sounds really serious but it's actually not)

Biophilic design integrates natural materials and elements into the home which can have a positive impact on our overall mood, health, and well-being. Lake of the Ozarks is the perfect backdrop to inspire this way of living:

- Introduce natural materials. For example, a tree bark accent wall, stone coffee table, and plants (real or quality faux work just fine).
- Use organic, curvy shapes like cocooning furniture, arches, and sculptural accent pieces.
- Incorporate earthy color tones such as green, shades of brown, and dusty blue.



2) Statement Walls & Art

Does anyone have a "Go Jump in the Lake" sign on their wall? A lot of my clients feel overwhelmed by blank walls so they either ignore them or throw up some generic signs which can make the room feel flat and uninteresting. Here are a few tips:

- Invest in art you love: Make it an adventure! Go to flea markets, seek out local artists (one of my favorites is DianeBooneStudio.com - shown in the mood board above), or blow up black and white pictures of your kids jumping in the lake. Original art has the power to evoke feeling when you walk into a space and you can pass special pieces on to future generations.
- Make an impact with wallpaper! These products are a great way to create a wow moment.
- Get creative with millwork wall treatments: board and batten, wainscoting, modern wood tiles ... there are so many options to create interest.

3) Mix Design Styles

Trends, by definition, come and go which can be frustrating and costly if you go all in. By mixing design styles you can achieve a more timeless look.

- Define your style: Use your primary style for large, foundational, or more pricey items. Layer in accent pieces (pillows, rugs, decor, etc.) that align with your secondary style or hot trends - these are easier to change over time.
- Create juxtaposition: this gets a little more technical but it helps create contrast which is key. In the first mood board above, I've balanced a warm modern style with some touches of traditional.
- Follow the 70/30 rule: To keep things simple and avoid a messy or an unintentional look, design with 70% in your primary style and 30% in your secondary or trend style. Try not to mix more than two styles (three at most if you're feeling bold).



My last tip: Regardless of the trends, trust your instincts! While there are definite technical guidelines to good design, your personal style will change over time (about every 5-7 years for most people). So, buy what you love! Chances are if you stick to that rule, you can't go too terribly wrong.

Need help implementing these tips like I've done in the mood board above? Let's chat!

>>> Schedule a free design discovery call at JDesign-Studio.com

Watermelon Quench Margarita

SPICY &
REFRESHING



MAKES
2 QUARTS

INGREDIENTS

9 oz Lime Juice

24 oz Fresh Watermelon - Seedless & Juiced,
Approximately Half of a Small Watermelon

1 - 2 Jalapenos - Sliced Thin,
Remove Seeds for Less Spice

1 oz 100% Blue Agave

1 1/2 Tsp Sea Salt

1 1/2 Tsp Cayenne Pepper

2 Limes - Wedged

DIRECTIONS

STEP 1

To make the watermelon juice, scoop the watermelon chunks into a blender. Once blended, you may wish to strain the seeds and excess pulp.

STEP 2

Prepare your glasses with a fun rim by mixing equal parts Salt and Cayenne Pepper (you may use Chili Pepper for less spice if preferred). Run a Lime Wedge around the rim of your glass. Dip the rim of the glass in the mixture and turn to catch the entire rim. Fill the glass with ice.

STEP 3

Combine all ingredients into the pitcher - Watermelon Juice, Lime Juice, Agave, Tequila and Jalapeno Slices. Stir thoroughly.

Pour mixture into each glass and garnish with a small watermelon slice or lime. Cheers!

PRO TIPS

Swap out the spicy rim for a sugar rim and remove the jalapenos for less spice.

No Agave? No worries! Swap out for your favorite sweetener. Simple syrup also works great.

The longer the jalapenos stay in your pitcher, the spicier your beverages may be.



The Last Guacamole Recipe You Will Ever Need!

INGREDIENTS

- 4** Avocados – Peel, Pit, Mash
- 1** Red Onion - Dice
- 3** Tomatoes (on the vine) - Dice
- 1/2** Tsp Garlic Salt
- 1 Tsp** Tsp Lemon Juice
- 1 Tbsp** Tbsp Lime Juice

DIRECTIONS

In a medium bowl, combine the mashed avocados, red onion, tomatoes, lemon juice and lime juice. Add garlic salt for taste. Serve immediately with your favorite tortilla chips!



Light & Delicious Chickpea Salad

INGREDIENTS

- 16 oz** Black Beans – Drain & Rinse
- 16 oz** Chickpeas – Drain & Rinse
- 1** Cucumber - Quarter
- 1** Large Avocado – Peel, Pit, Dice
- 1** Green or Red Bell Pepper – Dice
- 1/2** Red Onion - Dice
- 1/2 cup** Cherry Tomatoes - Half
- 1/4 cup** Olive Oil
- 2 Tbsp** Red Wine Vinegar (or substitute Balsamic Vinegar)
- Salt and pepper to taste**

DIRECTIONS

Combine chickpeas, black beans, cucumber, avocado, pepper, onion and tomatoes. Stir in the olive oil and add salt and pepper to taste.



Ribeye Steaks

WITH PINEAPPLE SOY MARINADE



INGREDIENTS

- 1/2 cup** Extra Virgin Olive Oil
- 1/2 cup** Balsamic Vinegar
- 1/4 cup** Low Sodium Soy Sauce
- 1/8 cup** Worcestershire Sauce
- 1/4 cup** Pineapple Juice
- 2 tablespoons** Brown Sugar
- 2 tablespoons** Dijon Mustard
- 1 teaspoon** Ground Black Pepper
- 2 teaspoons** Garlic Powder
- 3 - 4 lbs** Ribeye Steak

DIRECTIONS

STEP 1

Whisk all ingredients into a medium sized mixing bowl. If you have an immersion blender, use it for the fastest results.

STEP 2

Place your steaks in a sealable bag or dish, pour in the marinade and seal. Place in fridge and allow to marinate 1 to 24 hours.

STEP 3

Using a paper towel-lined plate, pat dry your steaks. Season with salt and sear on the grill. Time will depend on the thickness of your steaks.

Black Truffle Compound Butter

INGREDIENTS

- 1** Stick of Butter
- 1 Tbsp** Black Truffle (minced or oil)
- 1/2 Tsp** Black Pepper
- 1 Tsp** Salt

DIRECTIONS

Bring butter to room temperature. Using a fork, mash all ingredients together thoroughly, until it is evenly distributed. Roll into a stick using wax paper. Refrigerate until ready to use.



ENJOY ON
YOUR STEAK!

See You On The Water!

WE LOOK FORWARD TO SEEING YOU AT THESE GREAT EVENTS THIS YEAR

April 22-24 In Water Boat Show
@ Dog Days Bar and Grill

April 23 AFTCO Spring Big Bass
Bash

May 7 Spring Harbor Hop

May 5-8 34th Annual Magic
Dragon Street Meet Nationals
Car Show

June 2 - 4 Lake Race 2022

June 12 Lake West Chamber
Golf Tournament @ Indian
Rock Golf Club

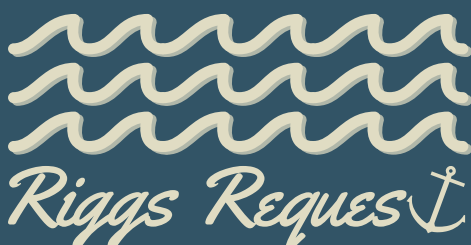
August 27-28 Lake of the
Ozarks 34th Shootout

September 10 Lake of the
Ozarks Air Show

September 14-18 Lake of the
Ozarks Bikefest

September 23-25 In-Water
Boat Show @ Captain Ron's
Bar & Grill

Special Thanks to Our Friends



Lake Life. Simplified.

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