

# Elk Lake Property Owners Association

## Elk Lake Shores *Shorelines*

Volume 15, Issue 7

[www.elklakeshores.net](http://www.elklakeshores.net)

July 2017

### *From the president*

Sheri Donaldson [elklakeboardky@gmail.com](mailto:elklakeboardky@gmail.com)

#### **What can and can't the ELPOA do about criminal activity?**

The ELPOA is responsible for enforcing the community's governing documents (CC&Rs, Bylaws, and Rules & Regulations). Sometimes there is overlap between violations of community rules and violations of local laws (like observing quiet hours, etc.), but most of the time community violations do not constitute criminal activity.

Whenever there is suspected criminal activity, the local authorities have more resources and tools to resolve the issues.

Please report ALL criminal activity to local police, sheriff, or other applicable law enforcement division.

#### **If it is an emergency, dial 911.**

Below is the phone number and information for the Owen County Sheriff's Office:

#### **OWEN COUNTY SHERIFF'S OFFICE**

102 N. MADISON STREET  
OWENTON, KY 40359  
**502-484-3363**

**What CAN the HOA do about violations?** The HOA can send a violation notice to the member to notify them about the activity. Also the community members can report suspicious activity to local law enforcement or other applicable law enforcement division.

**What CAN'T the HOA do about criminal activity?** The HOA cannot investigate criminal activity, cannot file police reports for member disputes, and cannot enforce laws. For these reasons, you should notify local police, sheriff, or other applicable law enforcement division for any suspected criminal activity.

Thank you for all you do to make ELPOA great.

### *Roads*

Peter Dames [pdames@bellsouth.net](mailto:pdames@bellsouth.net)

Most of the roads that have not been rebuilt have been graded and had dust-kill applied.

Our plan to restart the rebuilding process remains the same. After July 4th, we will begin at the reservoir and work to the main road. This is approximately one mile. This work should go pretty quickly, weather permitting, because the ditch and other prep work has already been done.

From there we will begin at the dam and work our way back. This stretch will be a challenge because of the amount of homes that are closer to the road, along with some of the hills.

There will be road closures during the week, so please check with the gate. I will keep you updated on our progress.



**Sherry and Vincent Feix**  
**Scott and Monika Fryman**

Lot 685  
Georgetown and Williamstown, KY

**Brian and Nikki Jacobs**

Lots 1393  
Beavercreek Township, OH



## Recycling

George Schneider [elpoa1357@elklakeshores.net](mailto:elpoa1357@elklakeshores.net)

ELPOA has added a temporary test bin at the dump for BAGGED ALUMINUM CANS.

This is a test that will 1) help the environment; 2) cut down on trash we pay to haul away; and 3) put a few bucks in an entrepreneur's pocket.

PLEASE only bagged aluminum. We do NOT have full plastic/glass recycling yet, SO ONLY bagged aluminum.

We will make a more professional sign and collection area if the test works.



### [www.elklakeshores.net](http://www.elklakeshores.net)

The Elk Lake web site is your official source of information pertaining to Elk Lake Shores.

Check it regularly for newsletters, forms and building permits, and other needed information for members.

#### **Remember your building permit!**

Any addition to houses, decks or docks require it. Available online or call 502-514-1592.

#### **Office hours:**

10am—4 pm Saturday

Or by appointment

#### **Email addresses-**

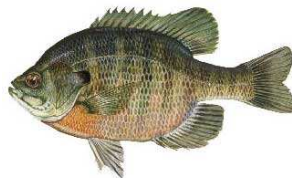
[elpoa@elklakeshores.net](mailto:elpoa@elklakeshores.net)

**Guardhouse-** 502-484-2482

**Office phone/fax-** 502-484-0014

**Marina-** 502-484-3181

**Newsletter and email address change-** [jakirk@fewpb.net](mailto:jakirk@fewpb.net)



## Elk Lake Information

**Regular meetings of the ELPOA are the third Saturday of each month.**

@ 8:00am

**Elk Lake Resort car licenses and frames.** For sale at office, gate, and marina — \$5 each.

**Email:** [elpoa@elklakeshores.net](mailto:elpoa@elklakeshores.net) **Website-** [www.elklakeshores.net](http://www.elklakeshores.net)

## Treasurer's report

Tom Goldschmidt [tom@gesgoldschmidt.com](mailto:tom@gesgoldschmidt.com)

### ELPOA Income / Expense Analysis

Type	Accounts	2017 May Operating Budget		
		Actual YTD	Budget	Balance
INCOME				
	Membership Dues	\$283,022.00	\$286,400.00	\$3,378.00
	Other Income	\$31,815.00	\$89,925.00	\$58,110.00
Total		\$314,837.00	\$376,325.00	\$61,488.00
EXPENSE				
	Payroll Expense	\$39,351.00	\$98,015.00	\$58,664.00
	Security Expense	\$1,107.00	\$3,000.00	\$1,893.00
	Building & Grounds Expense	\$37,037.00	\$94,540.00	\$57,503.00
	Lake & Dam Expense	\$24,203.00	\$3,500.00	-\$20,703.00
	Marina Gasoline Expense	-\$71.00	\$36,000.00	\$36,071.00
	Road Maintenance Expense	\$2,698.00	\$66,000.00	\$63,302.00
	Administration Expense	\$20,084.00	\$71,000.00	\$50,916.00
	Reserve Accounts	\$21,000.00	\$21,000.00	\$0.00
Total		\$145,409.00	\$393,055.00	\$247,646.00
	Profit /Loss	\$169,428.00	-\$16,730.00	
Road Rebuild Recap				
Membership Dues		\$71,400.00	\$70,800.00	
2016 Carryover		\$13,955.00	\$13,955.00	
Loans		\$0.00	\$250,000.00	
Total Assets		\$85,355.00	\$334,755.00	
Road Rebuild Expenses		\$11,263.00		
Interest & Fees		\$3,872.00		
Total Expenses		\$15,135.00		
Available Assets		\$70,220.00		
Capital Expenditures from Reserves				
Lawn Mower			\$10,000.00	
Marina Deck			\$5,000.00	
Total			\$15,000.00	



# ***Important Notices for Members***

*Director Meetings  
of ELPOA 9:00am*

*1-21-17*

*2-18-17*

*3-18-17*

*4-15-17*

*5-20-17*

*6-17-17*

*7-15-17 (8 am)*

*8-19-17*

*9-16-17*

*Annual Member  
Meeting*

*10-8-17 @ 2:00pm*

*10-21-17*

*11-18-17*

*12-16-17*

**The ELPOA is ac-  
cepting donations  
for any area that  
needs it!**

**You can donate to  
Roads, Beautification,  
Security, Lakes and  
Dams etc.**

**Please contact the  
ELPOA office for addi-  
tional information!!**

**ELPOA Important Member  
Contact Information**

ELPOA Gate 502-484-2482  
ELPOA Office 502-484-0014  
ELPOA Marina 502-484-3181  
Owen County Fire/Police – 911  
Webpage - [elklakeshores.net](http://elklakeshores.net)

**Upcoming ELPOA Events**

Watch out for upcoming events at the  
Lodge on the website and Facebook!!

**ELPOA Owned Lots for Sale**

**\$750.00**

134,167, 168, 178, 223, 225, 234,  
235, 238, 241, 244, 245, 248, 271,  
382, 383, 469, 470, 490, 497

**\$1,700.00**

128, 132, 313, 375, 380, 430, 436,  
460, 462, 512, 844, 846, 850, 852,  
921, 935, 1210, 1229, 1270, 1304,  
1308, 1525, 1556, 1595,

**\$2,800.00**

118&119, 385&386, 465&466,  
484&485, 907&908, 912&913,  
1034&1035, 1277&1278

**\$3,000.00**

251-253, 260-262, 452&453, 457&458

**\$3,400.00**

1578&1579, 1588&1589, 1593&1594,  
1596&1597

**\$5,100.00**

1520-1522, 1529-1531, 1590-1592,

**\$5,500.00**

853-856, 1598-1600

**\$7,000.00** 1380-1383

**\$10,000** 860-868

**IMPORTANT REMINDERS**

**If you are building and expecting heavy deliveries make sure  
you and/or your contractor check in with the gate to see if the  
road is open or closed to heavy traffic due to road conditions"**

**When returning your dues please fill out the Member Infor-  
mation Update page and return with your dues.**

**All members must complete and submit a property improvement  
application **BEFORE** you start on any construction project.**



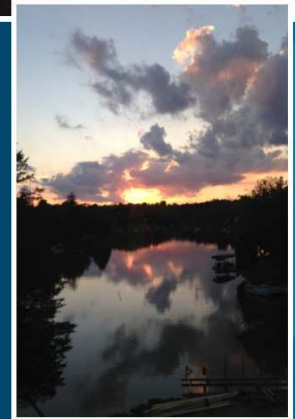
FOR SALE BY OWNER

**\$525,000.00**

445 Elk Lake Resort Lot 610  
Owenton, KY

**Bobby (805) 368-9335**

Custom built in 2008, 3800 sq. ft. home with open great room, fireplace entertainers kitchen and stunning views of the lake in every room! 2 bedrooms 2.5 baths. Master bedroom with fireplace and large master bath. Game room, full kitchen, dinning area and third fireplace downstairs. French doors lead out to large deck for entertaining. A must see home! Additional photos and information please go to Facebook @610elklakebear



## BUSH REALTY

FANTASTIC LAKEFRONT PROPERTY. PLENTY OF SUMMER WEATHER LEFT TO ENJOY ON THE WATER. BE THE FIRST TO SCHEDULE A SHOWING. YOU WILL LOVE THE LOCATION AND THE GENTLY SLOPING LOT TO THE WATER. LOTS OF ROOM FOR FAMILY AND FRIENDS. MLS#458282 \$274,900 PENDING



TRI-LEVEL LAKEFRONT COTTAGE, NICE LAKEFRONT LOT, BOAT DOCK & BOAT LIFT  
\$127,900



PO Box 66

OWENTON KY 40359

502-484-2295 •• 502-593-5086



## THE SPEED LIMIT AT ELK LAKE IS 15 MILES PER HOUR

**It's 15 for MANY reasons.** The difference of a few miles per hour can mean the difference between life and death. The faster someone is driving, the **less time they have to stop** if something unexpected happens.

**The law says . . .** You must not drive faster than the speed limit for the **type of road** and your type of vehicle. Even though Elk Lake is private, we are still subject to the posted speed limit signs in the Lake.

**Drive to suit the conditions of the road.** In some road conditions, even driving at the speed limit could be too fast.

**Consider the consequences of causing an accident due to driving at over the speed limit.** If you cause an accident you will have to live with the emotional consequences of deaths or injuries caused to others. **Don't assume it's safe to break the speed limit on the lake roads because there is less traffic or an open road ahead.**

**Be aware that there may be unexpected hazards, such as blind bends and hills, vehicles coming out of junctions, children playing and animals on the road.**

**YOUR COOPERATION IS EXPECTED AND GREATLY APPRECIATED.**



# *California Grilled Chicken*

## **INGREDIENTS**

3/4 c. balsamic vinegar  
1 tsp. garlic powder  
2 tbsp. honey  
2 tbsp. extra-virgin olive oil  
2 tsp. Italian seasoning  
kosher salt  
Freshly ground black pepper  
4 Boneless Skinless Chicken Breasts  
4 slices mozzarella  
4 slices avocado  
4 slices tomato  
2 tbsp. sliced basil  
Balsamic glaze, for drizzling

## **DIRECTIONS**

In a small bowl, whisk together balsamic vinegar, garlic powder, honey, oil, and Italian seasoning and season with salt and pepper. Pour over Boneless Skinless Chicken Breasts and marinate 20 minutes.

Heat grill to medium high. Grill chicken until internal temperature reaches 170°F on an instant-read thermometer.

Top chicken with mozzarella, avocado, and tomato and cover grill to melt, 2 minutes.

Garnish with basil and drizzle with balsamic glaze.

**ENJOY!!!!**



# GOLDEN TRIANGLE REALTY, LLC

405 Roland Avenue, Owenton, KY 40359

**502-484-0007** [www.gtrky.com](http://www.gtrky.com)

Member of Northern Kentucky Multiple Listing Service

Dave Jones,  
Principal Broker

Clemmie Swigert,  
Broker/Owner

Joan Kincaid  
Broker/Realtor®

## “SPRING IS HERE, GET THE BOAT READY, SEE THE TREES BLOOMING AT ELK LAKE, GO FISHING”

***SKI, BOAT, FISH, SWIM, COOKOUT, and RELAX, ON THE LAKE***

**LOTS 600/601** - A Year around 3 BD, 2 & 1/2 BA, Home with the "BEST VIEW ON THE LAKE". Entertain or Relax on the Patio, Deck or Dock while enjoying the Hypnotizing View. Newer Remodeling and Additions. A GREAT PLACE to make a lot of Memories! And, when it is raining, let the Family and Friends enjoy a Movie in the "MEDIA ROOM". A Newer Dock and Storage Building to Fish or Swim. Easy access from Entrance. **MLS 504441, \$339,000**

**LOTS 972/973** – Waterfront Lots with a 3 Bedroom charming home on 240 acre lake. Beautiful home with dock. Eat-in kitchen, 1 full bath & 2 half baths, large living room, basement & deck. Lots of space for all the family to enjoy boating, skiing, swimming, kayak, hiking, bird watching, with the privacy of a gated community. Enjoy relaxing & fishing year round. Only 1 hour from Cincinnati, Lexington & 1 1/2 hours from Louisville **MLS 460329, \$258,000**

**LOT 308, RED BUD DRIVE** - An Off-Water Lot at beautiful Elk Lake. Vacant Lot 308, Off Water but very close to Lake, Entrance, Beach, and Clubhouse. Access the Lake thru Associational Lot. Close to Elk Creek Winery and Hunt Club. Within 1 hour of Cincinnati, Lexington and Louisville. **MLS 456385, \$4,500 PENDING**

**LOTS 55 THRU 61** - Seven (7) contiguous Off Water Lots on Beach Road and Dogwood Drive at beautiful Elk Lake. Vacant Lots. Lot 55, 56, 57, 58, 59, 60, and 61. Off Water but very close to Entrance, Lake, Beach, and Clubhouse. Located on Beach Road and Dogwood Drive. Close to Elk Creek Winery and Hunt Club. Within 1 hour of Cincinnati, Lexington and Louisville. **MLS 456387, \$24,500. PENDING**

**LOTS 103 & 104** - House w/ 2 Bedrooms, 1 bath, brick fireplace in living room, good size kitchen w/ pantry, bonus room & attached garage located in gated community, close to entrance & beach. Plenty of storage w/ several closets & area in garage. Enjoy the outdoors on side porch swing or on back deck. A partial view of lake from back of home. New flooring and water heater. Needs TLC. Sold As Is. **MLS 428299, \$55,000**



Office (859) 824-5000 or (859)525-9200

Fax (859) 824-5007





150 Progress way  
Owenton, KY

- **Blazing Fast Internet**
- **High Definition Cable TV Service**
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**Fastest internet  
in Owen County!**

\*30M & 50M internet now available

502.484.9975

[www.iccable.com](http://www.iccable.com)



## TISCH REAL ESTATE, LLC.

219 Roland Ave, Owenton, KY 40359

Peggie Tisch, GRI, Realtor/Broker, 502 750-2005 502 484-3652

Melissa Kemper, Managing Broker 502 750-1384 502 484-5562

Realtor Equal housing MLS

[www.TischRealty.com](http://www.TischRealty.com),

[Peggie@tischrealty.com](mailto:Peggie@tischrealty.com)

[mapkemper@aol.com](mailto:mapkemper@aol.com)

**DON'T LET ANOTHER YEAR PASS YOU BY WITHOUT "YOUR PLACE AT THE LAKE"**



**WATERFRONT AT THIS PRICE!**

**LOTS 1347,1368,1369**

**REDUCED-** 3br,2ba, reasonable

Offers considered-\$175,000



**READY TO RELAX & ENJOY!**

**LOTS 796,797,798**

2br, central heat & air, huge screen porch, decks, dock-3lots-\$215,000



**IN THE MIDDLE OF IT ALL!**

**LOTS 1346,1347,1348**

totally updated, new drive, deck, dock what a view, 2br, deep water-\$249,900



**GET AWAY FROM THE HECTIC!**

**LOT 909**

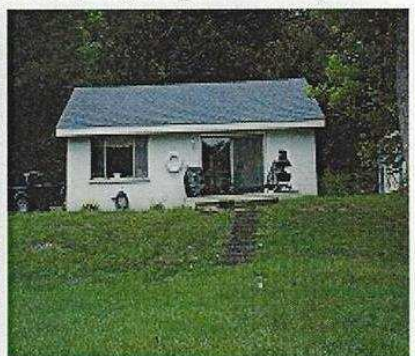
Wraparound decking, tastefully year round living-\$115,900



Exceptional Waterfront Many Extras

**LOTS 1065 & 1066 SOLD**

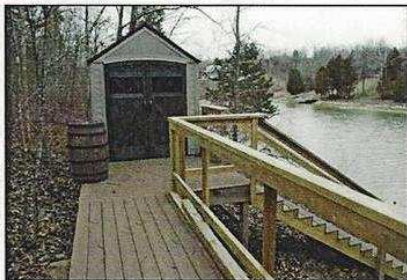
4br, 2ba home, laundry, huge deck great fishing at the dock-\$249,900



**LOOK AT WHAT WE FOUND!**

**LOTS 968 &**

cute cottage, need of TLC-2 br private dock-\$148,000



**READY TO PLAY,** 2ba,2ba,

**LOT 769 SOLD**

Everything is "Like new", dock,

No-wake zone, great water-\$249,900



**WORK IS DONE,** ready for fun, 4br, 2ba

**LOTS 1157,1158,1181**

drive to door, cove, lakefront easy walk dock, private, all you asked for- \$259,000



**WOW-140' at waterfront,**

**LOT 943**

Outstanding lot, 2br, 2.5ba-poured bsmt, dock allowance-\$274,000

**18 ACRES**-surveyed, 3 homes sites, woods, convenient to I-75, hunting, hiking, nature-\$59,900

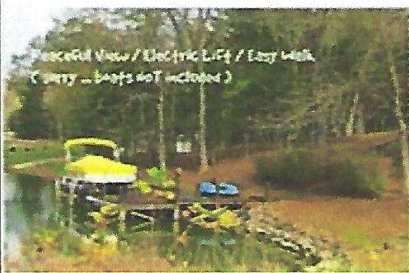
**WATERFRONT**-Some cleared land, nice level spot to build your getaway at waters edge-\$49,000

**WATERFRONT**-Great water, wooded lot, build your great away, no wake, good water-\$37,000

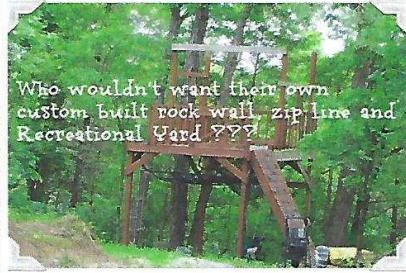
**GOD BLESS AMERICA, PRAY FOR OUR TROUPS**



**Call for a Tour & Details 502.484.4411 :: L@@king for a Great Lakehouse ???**



**# 1437 \$164,900**  
2 Bd/ 1 Ba /1st + Open LR/  
Kit overlooking Dock and  
Lake. Little Cottage, Big  
Party Area.. Party Room/  
Storage Area near water.

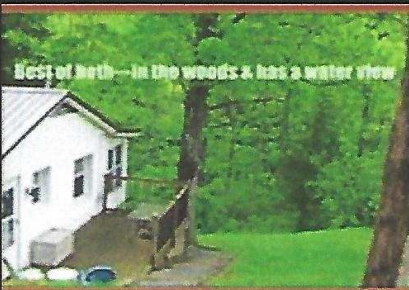


**# 486-487 \$ 124,900.**  
Little A-Frame with a Secret  
Loft + Recreational Area with  
Zip Line/Rock Wall/ Play  
Area... Green Space & Close  
to Lake... 2+ Bd/ 1 Ba

**# 1079  
\$ 68,900**  
In The  
Woods...  
1 Bd/1  
Ba  
Fireplace  
Get Back  
To Nature



**#837, 838 or 839 LOT  
@ \$37,000**



**# 833 : \$143,800**  
Water-View & In-The-Woods  
2 Bd/1Ba Cottage/your  
Private RETREAT ..Wood  
Floors, Sunroom, Decks...



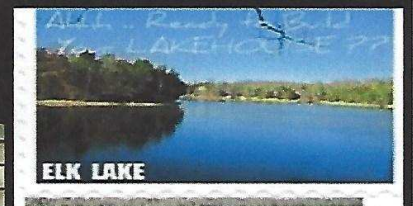
**# 15 : \$ 339,000...**  
3 Bd 2 Ba ...Near Gate... 2  
Car Gar...Pie Shaped Lot...  
Open Kit/LR. Screened Porch  
too! View-View-View- View



**#1160 LOT \$ 23,900.**



**# 658 : \$229,900**  
Looking for a LOG CABIN in  
the Woods/Water ?? This  
cozy cabin 3 Bd + 2 Ba +  
Great Decks ...  
Peaceful Days Ahead !



**# 1394 LOT \$ 59,900.**

**Call for Others ...  
502.484.4411**

**Sam Altman**  
Broker, REALTOR®, GREEN

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and many more  
email: sam-altman@vol.com  
www.sam-altman.com  
475 Elk Lake Resort Rd Ste 24  
Owenton, KY 40359*

**# 1 SELLING AGENT SINCE MAY 1, 2008**

**Need a 2017 Event Schedule ?? Email me sam-altman@vol.com**

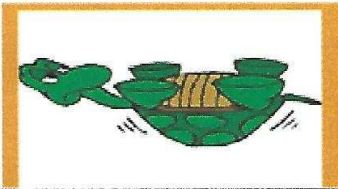


# ( as of 7/1/17) ElkSters FLOATING Concert & Events

Need INFO about Elk Lake?  
Call Sam Altman at 502.484.4411



**TURTLE  
ALERT !!!**  
Help me cross  
The road  
Safely



PERFORMING  
**JULY 22 (2pm )**  
**AHLER'S**  
**DOCK # 888**



**LUAU @ The Beach**  
**JULY 22 (7PM)**  
**FAMILY FUN TRADITION !**

PERFORMING  
**JUNE 17 (3-6pm)**  
**BRODERICK'S**  
**DOCK # 77**

**JayStewart**



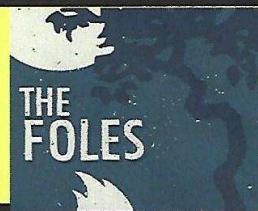
PERFORMING  
**JULY 29**  
**WIARD'S**  
**DOCK # 959**

T B D

PERFORMING  
**JUNE 24 ( 1-4pm)**  
**WOOD'S-SCHULZ'S**  
**DOCK # 948**

**John  
Delagrange**

PERFORMING  
**AUG 12 (2-5pm)**  
**SCHNEIDER'S**  
**DOCK # 1357**



**JUNE 24 ( 5 pm) PIG-OUT**  
**DREW'S DOCK # 1355**  
**SMOKE ON THE WATER**  
**Smoked BBQ Pork Butt**

PERFORMING  
**AUG 19 (2-5pm )**  
**WARD'S**  
**DOCK # 608**



**JIM  
KENNEDY**

PERFORMING  
**JULY 1 (3-5pm)**  
**HACKWORTH'S**  
**DOCK # 883**



**DEBI AND  
THE REVELATION**

PERFORMING  
**AUG 26 ( 2-5pm )**  
**MURPHY'S**  
**DOCK # 1071**



**Jordan  
Antoine  
Wilson**

PERFORMING  
**JULY 8 (2-5pm)**  
**BASS'S**  
**DOCK # 73**



**3 SHEETS**

PERFORMING  
**JULY 15 (2-5)**  
**ALTMAN'S**  
**DOCK #390**  
**Lyn Payne Holland  
and Lite Frost**



**Lite Frost**



**Lyn Payne Holland**

**Merry Herbert**

**Dean Middleton**



## *Sales and Services*

**NOTE: E.L.P.O.A. does not recommend or endorse any of the advertisers in this newsletter.**

### **ROB COOK CONSTRUCTION**

Specializing in docks, decks, roofs, siding, replacement windows, remodeling and new construction. I am a full-time lake resident. Contact me at (502) 682-4398. Free estimates. Have references. 20 years experience.



### **CROSSCUT TREE REMOVAL**

Tree Removal – Stump Grinding – Fall Cleanup

**James Cross, Owner**

2515 Slippery Rock Road  
Owenton, Kentucky 40359  
**(502) 750-2377**

### **Sherry's Home Cleaning**

*Friendly Customer Service*

**FREE ESTIMATES**

**SPRING CLEANING AVAILABLE**

*Call for consultation*

**Phone:(502)750-3840**

### **WANTED:**

Lakefront house or buildable lakefront lot(s)  
NO realtors please  
Contact Dick or Kris at (859) 866-1336 or  
[dikku4@gmail.com](mailto:dikku4@gmail.com)

### **WANTED:**

Pontoon boats, boats, or abandoned vehicles. Contact Danny Hudnall (502) 484-5358

**ADVERTISE IN THE ELK LAKE SHORES' SHORELINES newsletter at these rates PER MONTH —**

**\$5.00 FOR SALES AND SERVICES SECTION**

**\$10.00 FOR BUSINESS CARD SIZE AD**

**\$20.00 FOR 1/4 PAGE AD**

**\$40.00 FOR 1/2 PAGE AD**

**\$60.00 FOR 3/4 PAGE AD**

**\$80.00 FOR FULL PAGE AD**

Email

[elpoa@elklakeshores.net](mailto:elpoa@elklakeshores.net)

or phone

502- 484-0014

ELK LAKE PROPERTY OWNERS ASSOCIATION  
445 Elk Lake Resort Road  
Owenton, KY 40359

