

Elk Lake Property Owners Association

Elk Lake Shores *Shorelines*

Volume 15, Issue 1

www.elklakeshores.net

January 2017

From the president

Sheri Donaldson sheridonaldson@yahoo.com

Dear ELPOA Neighbors,

My name is Sheri Donaldson, and I was elected to be the President of the Elk Lake Property Owners Association for the upcoming year. I want to introduce myself to the association and tell you a little about myself.

My family and I have been residents of the association for the past six years. My grandparents and great-grandparents bought into the association in 1961. They built their homes, and I have been coming to the lake since I was a very young child. Never mind how long ago that was...let's just say it's been a while.

I am extremely honored and humbled to be elected as the president of the association. I want to see the association thrive, heal, and be an example of how a vibrant community should be while striving to be progressive and to use the best practices to make that happen. I hope to stay true to the history and character that has made Elk Lake a wonderful place to raise a family, spoil your grandchildren or just have some great fun.

Since the new board took office, we have several obligations and goals the association has to address, and I want to discuss some of those in this letter. Before I do, I first want to thank and commend the prior board for their service. Being a member of the board is a voluntary position and it often comes with criticism, thankless hours, undue stress and very little gratitude. Being able to serve the community you live in is one of the greatest joys you can have, and the previous board approached their service with passion and a sense of doing what they felt was right.

One of the first things the new board wants to do is to review the obligations and responsibilities the association has, how those obligations and responsibilities came to be, make long-range plans, and investigate the history behind those prior decisions, so we can move forward. The best way to do this is to review the meeting minutes from the previous boards and general membership meetings and involve the community and its history. One of the main goals of this year's board is communication and transparency. Our future plans are to make sure that members can stay informed in a timely and efficient manner. This will assist the Board and the membership to make informed decisions.

To help accomplish this, the ELPOA already utilizes a member website. This is a one-stop shop for information con-

cerning the association. On the site is information on upcoming events, HOA board meetings, Property Improvement Applications, Boating Regulations etc. The site has contact information for every board member as well as information on deed restrictions, by-laws, rules and regulations, membership applications, member notices and more. The site is a work in progress and will be continually updated and modernized over time. It is the best way to know what is going on in the association and to contact the board about any issues you believe we need to address or any concerns you may have. To get to the website, go to <http://www.elklakeshores.net>.

The board will also distribute this monthly newsletter to the members that will have similar information to what is on the website. We encourage all residents to utilize the site and the newsletter as much as possible, and please give us feedback on how we can make it better.

Also, you will soon be receiving your annual dues notice. In that notice there is a member information section that needs to be filled out and returned with your payment. If nothing has changed, please note that nothing has changed in the section as well. I am asking all members to please include their most up-to-date addresses, phone numbers and email addresses. Your information is confidential to the ELPOA and its affiliates.

In moving forward, it is this board's intention to not only be the most transparent organization but also to set a best practice on how to conduct the members' business. I encourage any and all of the members or potential future members of the association to contact me or any member of the board with questions or suggestions.

There is a mountain of knowledge and experience in our community, and many residents have served on the ELPOA board or a committee of some sort. We encourage your feedback and ideas to improve the association, and please remember that there are several committees you can serve on as well. I encourage you to attend a meeting and look for more information on the committees as they are formed in the next few months.

We are looking forward to having a lot more community events and fun! We will need volunteers and participants to make these events a success, so please look to the website and inside this newsletter for more details.

Once again, thank you for the opportunity to serve the ELPOA, and I look forward to meeting and getting to know as many of you as I can.

Long-Range Planning

Vicki Boerger vboerger@yahoo.com

It's never too early to think about spring flowers! This year, Elk Lake will be trying something new for the front entrance.

The large planter located at the front gate has always been beautiful and filled with flowers and plants. Starting in 2017, it is "available for adoption"!

We are asking members to sign up to plant flowers and/or plants in the planter for the Spring/Summer and Fall/Winter season. This can be done by an individual family, or a group of families can plant together.

Your name(s) will be placed on a welcome plaque next to the planter for all members and guests entering the gate to see.

The planter will be watered by the front gate staff, so once you purchase the plants and arrange them in the planter, you can enjoy them every time you go through the gate!

This is a great way to show off your green thumb. If you would like to sign up to "Adopt the Planter," just email me for more details.



Roads

Peter Dames pdames@bellsouth.net

The road leading into the lake has been dug up, and gravel has been put down. We will apply dust control when the weather allows us.

Winter work on the roads will be somewhat limited, especially when the ground freezes. We will look to do any of the prep work we can before starting the project again when the weather cooperates.

Road update for the website is coming in the next few weeks.

Office hours:

10am—4 pm Saturday

Or by appointment

Email addresses-

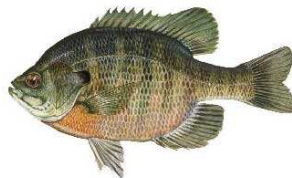
elpoa@elklakeshores.net

Guardhouse- 502-484-2482

Office phone/fax- 502-484-0014

Marina- 502-484-3181

Newsletter and email address change- jakirk@fewpb.net



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 **Website-**www.elklakeshores.net

Membership

Jason Wainscott fullserviceauto@hotmail.com

IMPORTANT INFORMATION FOR MEMBERS

on dues, stickers and liability insurance

Membership Dues

In 2015 the membership voted on the updates to the By-laws and the Rules and Regulations. Doing this caused a conflict between the warranty deed and the By-laws concerning the collection of member dues. Last year we corrected the wording and made both documents work with each other.

The warranty deed plainly states that each recorded purchaser shall pay member dues. The only legal exception to this would be a legal couple with both names on the deed that would be considered as a single purchaser. Therefore from this point forward, and as far as we know, this is the way it has been in the past (up until 2015 anyway), that there are member dues owed for each name recorded on the deed of your property unless you are a legal couple or have already paid dues on another property without a home that is being utilized.

Auto, Boat and Recreational Vehicle Stickers

Also the ELPOA Board has updated the stickers that we use for entry into the property. There will be three different shaped stickers to use this year. They will all be the same color, so we know that it corresponds with the current year. There will be one sticker with an elk head that is for automobiles that shall be affixed to the driver side of the windshield. The big recreational sticker has now been replaced by two different stickers. There is now a circle sticker for motorized boats and a square sticker for recreational vehicles. These shall also be affixed to the driver side of the boat or recreational vehicle.

The difference is that we now need you to put your lot number on your boat and recreational vehicles along with the stickers. We encourage you to use three-inch stickers so they are easily visible and to make a smooth entry and exit of the gate. We recommend that you use the same format as you do with your state registration number and permit. Behind your state permit, put your lot number and the ELPOA sticker behind that.

Liability Insurance

Another addition to the new rules and regulations that were passed is that we are now requiring members to show proof of \$100,000 liability insurance before receiving your motorized boat stickers.

If you have any questions or concerns please call Sheri Donaldson,
ELPOA president, at [502-514-2669](tel:502-514-2669) or the ELPOA office.

Important Notices for Members

**At the next board meeting,
the board will be discussing
possible changes to the
rules and regulations for the
ELPOA.**

Sheri Donaldson, President
Bill Fister, Secretary

**When you receive
your dues notice,
Return your updated
contact information
to the office.**

ELPOA Board Meetings

At 9 am:

1-21-17

2-18-17

3-18-17

4-15-17

At 8 am:

5-20-17

6-17-17

7-15-17

8-19-17

9-16-17

At 9 am:

10-21-17

11-18-17

12-16-17

**Annual
Membership
Meeting
10-8-17**

Upcoming Fun Events!

**Jan. 14 — Poker Night
at ELPOA lodge**

IMPORTANT!

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

ELPOA Owned Lots For Sale

\$750.00

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,
967, 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

Financial report

Tom Goldschmidt tom@gesgoldschmidt.com

I don't have the final numbers, but it looks that we will be over budget. Several expenses came up this past year that were not in the budget. I am glad we started a Reserve Fund several years ago to cover this situation.

You will notice that I have split the Road Rebuild from the rest of the budget on the November report. I hope this will give you a better picture of our operating expenses.

I hope everyone had a great Christmas and will have a Healthy and Prosperous 2017.

Type	Accounts	2016 November		
		Actual YTD	Budget	Balance
INCOME				
	Membership Dues	\$279,600.00	\$287,200.00	-\$7,600.00
	Other Income	\$92,817.00	\$66,625.00	\$26,192.00
Total		\$372,417.00	\$353,825.00	\$18,592.00
EXPENSE				
	Payroll Expense	\$86,247.00	\$94,785.00	\$8,538.00
	Security Expense	\$3,293.00	\$2,000.00	-\$1,293.00
	Building & Grounds Expense	\$82,723.00	\$81,000.00	-\$1,723.00
	Lake & Dam Expense	\$5,138.00	\$3,500.00	-\$1,638.00
	Marina Gasoline Expense	\$25,561.00	\$25,500.00	-\$61.00
	Road Expense	\$66,490.00	\$66,000.00	-\$490.00
	Administration Expense	\$67,399.00	\$63,800.00	-\$3,599.00
	Reserve Accounts	\$24,000.00	\$24,000.00	\$0.00
Total		\$360,851.00	\$360,585.00	-\$266.00
	Profit /Loss	\$11,566.00	-\$6,760.00	
Road Rebuild ReCap				
	Membership Dues - Roads	\$69,200.00	\$71,800.00	
	Road Fund Transfer	\$21,221.00	\$21,221.00	
	Loans	\$300,000.00	\$300,000.00	
	Total Available Assets	\$390,421.00	\$393,021.00	
	Road Rebuild Expense	\$365,171.00		
	Available Assets	\$25,250.00		

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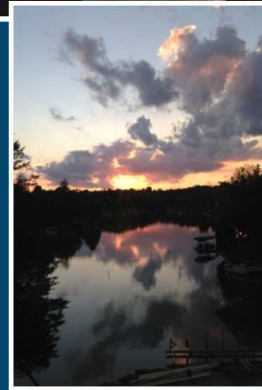
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www.elklakeshores.net

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.

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LOT 960, WEST LAKESHORE DRIVE – A WATERFRONT Lot with great water in the Southwest Bay Area. Located at beautiful Elk Lake, Ready to build that Dream Home. Close to Elk Creek Winery and Hunt Club. Within 1 hour of Cincinnati, Lexington and Louisville. **MLS new listing, \$28,500 SOLD**

LOT 1524 - Elk Lake! AFFORDABLE - Two Lots with A cozy cottage Two BR, One BA, Wood Stove in LR takes chill off for hiking in the woods or along the lake, great for winter/summer. Surrounded by woods. It is ready for your creative touches. Open kitchen & family dining. Enjoy family fun on this 240 acre fishing and skiing lake. New windows. Great for your get-a-way. **MLS 437111, \$50,000**

LOTS 509, 510, 511 ELK LAKE SHORES - Cottage nested in middle of three mostly wooded lots. Near 240 acre lake that is great for fishing, skiing, and swimming. Private & remote setting. This property is not lakefront but adjoining Associational Lot provides access to the lake (only 500 ft. to lake). Great family get away. Beach & Marina for your boating needs. Located only 1 hour from Cincy, Louisville or Lexington. **MLS 453312, \$49,900**

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**

Buildings and Grounds

Jason Wainscott fullserviceauto@hotmail.com

We are closing out 2016 with the completion of a couple of projects that have been in discussion for some time.

The steps to the office were in disrepair and needed to be replaced. We replaced them with a new set of galvanized steps with railings. We also installed two more posts to keep the weight of the stairs from remaining on the building. The old steps were rusted through and becoming unsafe to use.

Also we have replaced the maintenance office that was torn down a few years back due to termite damage. It is primed and will be painted to match the surrounding maintenance buildings, when we can get the time and weather to do so. It may be a good project for spring clean up day.

For this year, I will be the chair of Buildings and Grounds along with Scott Jones as my co-chair. I will also be co-chairing Lakes and Dams with chair George Schneider.

If anyone has an idea on how to improve the overall beauty of ELPOA or if anyone sees something that needs to be addressed, please send me an email and I will check it out.

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LOTS 796, 797, 798

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LOT 882

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everything you can image is here
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LOT 843

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\$ 169,900. 2 Bd/ 1 Ba Waterfront w/ Huge Decks ! This little Cottage= just the right amount for YOU!

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Lot # 767 @ \$ 31,000.

Lot # 442 @ \$33,000.

Lots # 838,, 839, 840, 1157, 1067 @ \$ 37,000.

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