

# Elk Lake Property Owners Association

## Elk Lake Shores *Shorelines*

Volume 15, Issue 9

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

September 2017

### *From the president*

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

*Well it's that time of year again.*

## **ELPOA BOARD ELECTION TIME**

### **Member Notice of Election Process**

#### **PLEASE READ**

At the last regular meeting of the current ELPOA Board of Directors, three individuals were selected to serve on this year's ELPOA Board of Directors Nominating Committee.

They are:

**Bill Fister**

**Ted Blaney**

**Robert Cardosi**

**Mike Weisbrod**

The three named above are the Nominating Committee for the ELPOA Board Elections Process. **See page 2 to see how that process works per our Governing Documents.**

Please make sure that you understand your voting rights as members. It's very important who you charge with the care of your investment. Any current board member will be happy to assist you with any questions you may have. Below are some great reasons to serve as an HOA Board member.

### **10 Reasons You Should Serve on Your HOA Board**

#### **1. Protect Your Property**

One of the top priorities of every homeowner is to protect the value of his or her home. Being involved with an HOA will put you in a better position to make and implement rules in your community. Some of these regulations will directly affect property value, especially if they require decisions about the association's budget or routine maintenance.

#### **2. Correct Problems**

Are you noticing problems in your community, such as lack of parking and maintenance? Maybe there's a problem with unruly neighbors? You can take charge now and help to correct them by being a part of the board.

#### **3. Meet More of your Expectations**

Did you have certain expectations when you bought your home in the community? Are your expectations being met? It is unlikely unless you are among the lucky few. By serving on an

HOA board, you can achieve your expectations of a more perfect community much sooner by working with your neighbors.

#### **4. Gain Better Understanding of the Laws**

Volunteering as a board member will make you well-versed in laws and regulations related to community associations and maintenance. It will also give you a good grasp of finances and budgeting.

#### **5. Have Fun Experiences**

Taking on some of your association's tasks does not have to be a boring. It can be fun, especially when you get to socialize, work with your neighbors and come up with creative ideas on how to make your community run better.

#### **6. Learn Life Lessons**

As an HOA board member, you learn valuable life lessons about working as a team. You learn to share your interests and responsibilities with others, and at the same time, you understand the importance of valuing others' opinions before making decisions.

#### **7. Help Build a Resume**

Did you know volunteering with a homeowner's association can help build your resume and perhaps help advance your career? Any kind of community volunteer service is favorable in the eyes of future employers.

#### **8. Learn Leadership Skills**

Serving on an HOA can teach you more than what you imagine. It gives you a chance to hone leadership skills, take charge of issues and work with others to fix them. Your organizational skills are sure to take a leap too when you organize holiday dinners and get-togethers in your community.

#### **9. Give Back to the Community**

One way to give back to your neighbors and community is to serve on your association's board, which allows the opportunity to make good decisions that will have a positive impact on everyone.

#### **10. Meet Neighbors**

An HOA meeting is the best place to meet your neighbors and to know more about them. It gives you a chance to socialize and make friends with others living in your neighborhood.

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

**The ELPOA Bylaws governing elections:**

**Article IV, Section 18. Director Elections.**

**a.** Each Director shall be elected to each serve for a term of three (3) years, from the date of the first Regular Board meeting after the Director is elected until the commencement of the first Regular Board meeting after the Director's successor is elected, as provided for herein. The effectiveness of the Board is deemed to be improved with a staggered Board membership. Accordingly, not less than three (3) or more than four (4) Directors shall be elected at each annual election, and newly-elected Directors shall replace the Directors whose three (3) year term is expiring. Nothing in this section shall prohibit an individual from serving on the Board for multiple terms.

**b.** The election of Directors shall be initiated at the Annual Meeting and completed by mail within a reasonable period of time as the Board may establish. The Members present shall elect three (3) Members, whom must be in Good Standing who are not Directors and not a Director candidate to serve as "Inspectors of Election," who shall take and subscribe an oath to execute their duties satisfactorily, impartially, and to the best of their ability. The Inspectors of Election shall take charge of the voting and, after the vote has been taken, shall make a written certificate of the result of the vote. If any appointed Inspectors of Election is absent or refuses or is unable to act through illness, death, or otherwise, then the remaining Inspectors of Election shall have the full power and authority originally vested in the three (3) Inspectors of Election unless the Board replaces such missing Inspector of Election through an additional appointment or appointments.

**c.** A nominating committee of at least (1) one current Director and three (3) non-Director Members in Good Standing shall be appointed by the Board not less than thirty (30) days prior to the Annual Meeting. The committee shall nominate one (1) person for each Director to be elected at the Meeting. Any Member in Good Standing may also nominate an individual to be elected as a Director by notifying the Board in writing at least thirty (30) days prior to the Annual Meeting.

**d.** Should there be an insufficient number of Director Candidates available to fill vacancies occurring due to the expiration of terms, the President shall accept nominations of Members in Good Standing from the floor during the Annual Meeting, but only for the position(s) for which there is no candidate. The other candidates nominated prior to said Annual Meeting shall be deemed automatically elected by acclamation as Board Members, and the remaining candidates nominated during the floor shall then be elected by mail by the process adopted by the Board, as set forth herein; provided, however, in the event that the number of candidates nominated from the floor equal or are less than the open seats for which there was no pre-Annual Meeting nominations, such candidates shall likewise be deemed automatically elected by acclamation as Board Members.

**e.** The election shall be by written ballot (unless dispensed with by unanimous consent), and each Membership entitled to vote at such election shall have the right to cast one (1) Vote for each Director to be elected. Each Membership entitled to vote at such election shall have the right to cast votes in a number up to the number of Directors to be elected, but may not cast more than one (1) Vote for any single nominee.

**[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-**

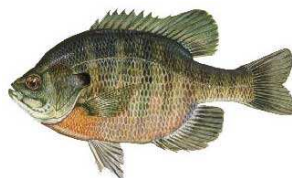
[elpoa@elklakeshores.net](mailto:elpoa@elklakeshores.net)

**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 July Operating Budget		
		Actual YTD	Budget	Balance
INCOME				
	Membership Dues	\$290,771.00	\$286,400.00	-\$4,371.00
	Other Income	\$59,308.00	\$89,925.00	\$30,617.00
Total		\$350,079.00	\$376,325.00	\$26,246.00
EXPENSE				
	Payroll Expense	\$57,696.00	\$98,015.00	\$40,319.00
	Security Expense	\$2,406.00	\$3,000.00	\$594.00
	Building & Grounds Expense	\$56,970.00	\$94,540.00	\$37,570.00
	Lake & Dam Expense	\$25,163.00	\$3,500.00	-\$21,663.00
	Marina Gasoline Expense	\$7,853.00	\$36,000.00	\$28,147.00
	Road Expense	\$63,411.00	\$66,000.00	\$2,589.00
	Administration Expense	\$37,532.00	\$71,000.00	\$33,468.00
	Reserve Accounts	\$21,000.00	\$21,000.00	\$0.00
Total		\$272,031.00	\$393,055.00	\$121,024.00
	Profit /Loss	\$78,048.00	-\$16,730.00	

### Road Rebuild Recap

Membership Dues	\$73,200.00	\$70,800.00
2016 Carryover	\$13,955.00	\$13,955.00
Loans	\$0.00	\$250,000.00
Total Assets	\$87,155.00	\$334,755.00
Road Rebuild Expenses	\$83,517.00	
Interest & Fees	\$3,872.00	
Total Expenses	\$87,389.00	
Available Assets	-\$234.00	

### Capital Expenditures from Reserves

Lawn Mower		\$10,000.00
Marina Deck		\$5,000.00
Gas Pump		\$15,000.00
Total		\$30,000.00

# ***Important Notices for Members***

## ***ELPOA Director Election Process***

- ◆ **Election is by written ballot by mail.**
- ◆ **Eligibility – Article IV Section 17**
  - ◇ Member in Good Standing.
  - ◇ One member of a family.
  - ◇ One member of dual memberships.
- ◆ **Nomination –**
  - ◇ Candidate questionnaire – Turned in by Oct 1.
  - ◇ Member nomination – 30 days before the annual meeting.
  - ◇ Nominating Committee – Nomination made at annual meeting.
  - ◇ Nomination from floor at Annual Meeting – only if insufficient number of candidates.
- ◆ **Nominating Committee – Article IV Section 18 c**
  - ◇ Must be formed no later than 30 days before the annual meeting
  - ◇ One director and three non-director members in good standing
  - ◇ Can choose from any eligible member
  - ◇ Shall Nominate one member for each director to be elected
- ◆ **Inspectors of Election - Article IV Section 18 b**
  - ◇ Members choose three non-director, non-candidate members in good standing to act as inspectors of election.

## **Upcoming ELPOA Events**

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

### ***ELPOA Board Meetings 9 am***

9-16-17—**8 am**  
**Annual Member Meeting**  
**10-8-17 @ 2 pm**

10-21-17  
11-18-17  
12-16-17

## **The ELPOA is accepting donations for any area that needs it!**

Donate to Roads, Beautification, Security, Lakes and Dams etc. Or upgrades to Lodge!

Please contact the ELPOA office for additional information!!

## ***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 and submit the Member Information Update page.**
- ⇒ **All members must complete and submit a property improvement application **BEFORE** you start on any construction project.**

## **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)



# WANTED: Your old kitchen cabinets!



If any member is remodeling their home this year and has cabinets that are reusable, please call the gate and let us know.

We are going to remodel the lodge with some updated items. So keep the lodge in mind if you have something to donate!



## ELPOA GATE SECURITY

Just a reminder to Elk Lakers to take the time to stop and say *Thank You!* to the staff who work at the gate.

And from the gate staff:

*We truly appreciate you all and thanks  
for another GREAT summer!*

*Jearetta, Tony, John, Zack, Ashley*



**JD TREE SERVICE**  
(859) 363-0246  
(859) 803-1773  
No Tree to Small or Large

When Experience Counts, Call us for  
all your Tree Service Needs!  
**Fully Insured**  
**FREE ESTIMATES**





## 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.**

## Election of ELPOA Board Members

In October we will have our annual election of Board members. Each year, three people are elected. We are looking for candidates who are interested in working for the betterment of Elk Lake Shores. Below is a candidate form (also available at the office or from the website: [elklakeshores.net](http://elklakeshores.net)).

Thanks for considering serving our community.

### E.L.P.O.A. Board of Directors Candidate Questionnaire

Name: \_\_\_\_\_

Home Address: \_\_\_\_\_

Elk Lake Lot(s) #: \_\_\_\_\_ Member since: \_\_\_\_\_

Occupation: \_\_\_\_\_

Hobbies or civic activities: \_\_\_\_\_

What do you think you could contribute or, what would your goals be, if you become an ELPOA board member?

---

---

---

What would be the most important thing you would like to see changed and what would you do to help facilitate this change?

---

---

---

What is something(s) that that you believe is working here at the lake and that you feel is important enough to work to preserve?

---

---

---

If you do not run, or are not elected, would you serve on one of the committees? \_\_\_\_\_

If yes, on what committee would you be willing to serve?

Lake & Dam \_\_\_\_\_ Buildings & Grounds \_\_\_\_\_ Roads \_\_\_\_\_

Long-range Planning \_\_\_\_\_ Entertainment \_\_\_\_\_ Other \_\_\_\_\_

**Must be returned to the ELPOA office by October 1, 2017**

# One-Pan BBQ Chicken Burrito Bowls

## *For the chicken and rice:*

8 ounces Roma tomatoes (about 2 or 3), cored and coarsely chopped  
1 cup low-sodium chicken broth  
1 clove garlic, peeled and smashed  
1/4 medium onion, coarsely chopped  
3/4 teaspoon ground cumin, divided  
3/4 teaspoon kosher salt, plus more for seasoning  
1 tablespoon vegetable oil  
1 cup long-grain white rice  
1 bay leaf  
1 1/2 pounds boneless, skinless chicken breasts or thighs, or mixture of both

## **To finish:**

1 cup frozen corn kernels  
1 (15-ounce) can black beans, drained and rinsed  
3 tablespoons barbecue sauce  
Optional toppings: Shredded cheese, chopped cilantro, sour cream, diced avocado, salsa, hot sauce, diced green onions, shredded lettuce, crushed tortilla chips

**For the chicken and rice:** Place the tomatoes, broth, garlic, onion, 1/4 teaspoon of the cumin, and 3/4 teaspoon salt in a blender and blend on high speed until smooth. Measure the amount of purée; you should have 2 cups. If you don't have enough, add more chicken broth or water.

Heat the oil in a large nonstick frying pan over medium heat until shimmering. Add the rice and cook, stirring occasionally, until the rice is fragrant and starts to crackle, 3 to 5 minutes. Add the tomato purée and bay leaf, stir to combine, scraping the bottom of the pan to loosen any stuck grains of rice, and bring to a boil. Meanwhile, season the chicken with salt and the remaining 1/2 teaspoon cumin on both sides.

Add the chicken to the pan, nestling it into the rice. Make sure all the rice around the edges is submerged in purée. Cover with a tight-fitting lid, reduce the heat to medium-low, and simmer undisturbed until the rice is tender and the chicken is cooked through, 15 to 20 minutes. Halfway through the cooking time, use a rubber spatula to push the rice at the edges of the pan into the simmering liquid so that it cooks evenly.

**To finish:** Remove the pan from the heat. Transfer the chicken to a clean cutting board, scraping off any stuck grains of rice back into the pan. Stir the rice, sprinkle the corn over it, then add the black beans over the corn in an even layer. Cover again and let sit undisturbed for 10 minutes for the corn and beans to heat through and the rice to finish steaming.



**Serves 4**





### ELPOA SECURITY COMMITTEE

We have formed a Security Committee for the ELPOA. The committee members currently consists of:

Dan Daum  
Don Lykins  
Ed Knepp  
Sheri Donaldson.

We are looking for more volunteers to serve with us.

Just a little background on the committee's goals and functions. The committee has a goal of enhancing the Security at Elk Lake Shores by taking a proactive approach. This includes observations and reporting of violations to the ELPOA Board as well as working directly with the Gate Staff as needed and the membership in general.

Some of the areas the committee are working on are:

- \* Passes – How to improve and make the process more secure.
- \* Rules and Regulations – How to implement a process for violations to present to the board for enforcement.
- \* Community relations with local law enforcement – Solutions to report to the board.

Our next meeting will be at the ELPOA lodge on Sept. 23 at 10 am. Please keep in mind that even if you cannot be present on site, we can conference you in via phone.

If you're interested in serving your community on this committee or any other committee please email or call. Also, if you see a community volunteer, please thank him/her for service to you. A thank you goes a VERY long way.

Contact us at [elklakeboardky@gmail.com](mailto:elklakeboardky@gmail.com) or 502-514-2669. I look forward to hearing from you.

Sheri

### Roads

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

The road from the reservoir to the main road is now complete. We now have 5.75 miles of completed rebuilt roads. The plan going forward is to do some repair work on South Shore Circle and then start from the dam and work our way back towards echo hill.

### Long-Range Planning

Vicki Boerger [vboerger@yahoo.com](mailto:vboerger@yahoo.com)

I am asking that ALL the members of Elk Lake plan for the summer of 2018. If you are a new member or have been a member for 25 years, make sure you have the most recent copy of the Rules and Regulations booklet and read it from cover to cover over the winter. Be sure to share this information with your guests who will be joining you at the lake, especially the 15 mph speed limit.

There have been multiple complaints about parking along the dam, improper parking at the beach, glass on the beach, boats going too fast in the "no wake" coves, boating too close to docks, and unsafe boating to name a few.

If we all took the time to become familiar with the guidelines that have been put in place years ago, along with any recent changes, we could become happier neighbors. None of us want have our fellow lakesters pay for damage to our boat or dock because they were skiing too close to our dock and damage someone's dock or boat.

Let's all plan for a fabulous 2018, plan for lots of fun while remembering what is within the guidelines so we can all enjoy the summer.

## Bush Realty

Waterfront Cabin on 240-acre fishing & skiing lake (Elk Lake shores), boat dock with boat lift, storage shed at Lake. Only 1 hour from Cini, Lexington & Louisville. \$119,900

Lot# 1327 MLS#500343



PO Box 66

Owenton KY 40359

502-484-2295 •• 502-593-5086

# 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  
502-750-2400

**Clemmie Swigert,**  
Broker/Owner  
502-750-0734

**Joan Kincaid**  
Broker/Realtor®  
502-514-1138

**“FALL SAVINGS ARE HERE, COME AND LOOK.”**

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

**LOTS 600/601** – 67% off on this “**MILLION DOLLAR VIEW**” 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** – **NEW PRICE** 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, \$244,000**

**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**

**LOT 195, RED BUD** - **CONVENIENT, CONVENIENT, CONVENIENT**, This 3 Bedroom, 2 Bath Home is very close to the Entrance, Beach, Marina, and Clubhouse. Plus a large Screened in Porch to view the Lake. Or relax on the Covered Patio or in the Gazebo located on the Lake Shore. Nice gentle slope to the Dock. Home has C/HA, finished basement and two fireplaces where one of them has a Wood Stove Insert. Furnishings stay. **MLS 508106, \$195,000**





## TISCH REAL ESTATE, LLC.

219 Roland Ave, Owenton, KY 40359

Peggie Tisch, GRI, Realtor/Broker,

Melissa Kemper, Managing Broker

502 750-2005

502 750-1384

502 484-3652

502 484-5562

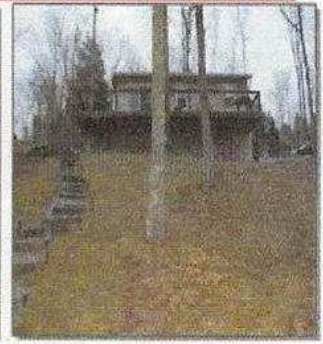
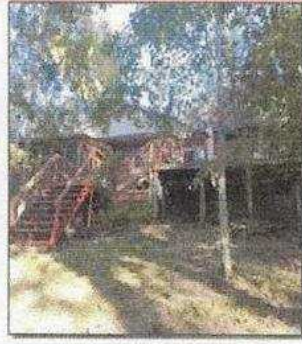
Realtor Equal housing MLS

[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!"**



**CUSTOM LOG HOME EXTREME**  
LOT 610 PLUS 4 ADD'L

Granite, rock walls, fireplaces major  
Upgrades, deck, dock VIEW-\$525,000

**REDUCED WATERFRONT**  
LOTS 1337,1368,1369

Watch all the fun on water & still  
Enjoy privacy- 3br,2ba-\$159,000

**PRIVATE, 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, deck, dock  
great view, 2br deep water-249,900



**PREPARED TO BE WOWED!**  
LOTS 41 & 42 **PENDING**

Are we in Florida? Perfect landscape  
deck, porches, 2 docks-\$290,000



**GET AWAY TO SERINITY!**  
LOT 909

Wraparound decking, tastefully  
up dated, year round -\$115,900



**SURPRISING COTTAGE**  
LOT 833

2BRbr, water view adjoins  
association lot w/dock \$110,000



**VACATION ALL YEAR**  
LOT 1420

Unique 3br, 3ba Private setting,  
treasure in the woods-347,900



**READY TO PLAY, 2ba, 2ba, like**  
LOT 769 **SOLD**

Everything is "Like new", dock,  
No-wake, great water-\$249,900



**WORKS ALL DONE 3br, 2ba**  
LOTS 1157, 1158, 1181

drive to door, cove, great for water  
swimming, private-dock, -\$229,900



**AT WATER'S EDGE,**  
LOT 943

Outstanding lot, 2br, 2.5ba-poured  
bsmt, owner wants offer-\$274,000



**LOOK WHAT WE FOUND**  
LOTS 968 & 969 **PENDING**

Cove lot, good dock, 2 br, cute  
needs some TLC-\$119,900

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

**3 WATERFRONT LOTS**-part cleared, private nice waterfront wall, dock-\$77,000 **SOLD**

**WATERFRONT**-Great water, wooded lot, build your great away, no wake, good water-\$32,000

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





150 Progress way  
Owenton, KY

- **Blazing Fast Internet**
- **High Definition Cable TV Service**
- **Unlimited Phone Service**  
(Local & Long Distance)

**Fastest internet  
in Owen County!**

\*30M & 50M internet now available

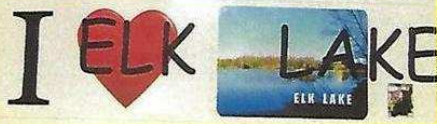
502.484.9975

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



**READY TO SELL?**  
**READY TO BUY?**

**Call #1 Selling Agent Since May 1, 2008**



**\$ 329,900. EASY DRIVE** to the Front Door...EASY Unloading the Car...Large EASY Entertainment on Lake Level/ walk out!... REVERSE DESIGN 6 Bd/ 2 Ba Waterfront, Lg Sliding Doors to Deck...Lots of VIEW! Fire Pit/Dock MOVE IN READY!

**\$ 159,900. COZY WITH CHARM** 2Bd/ 1 Ba Waterfront, This Cabin has exposed beams, Open Kitchen/Living Room Close to Water, WalkOut Lg Party Space! New Central Heat & Air

**\$ 159,900. HERE'S A TWIST** ...House & 3 Lots in Elk Lake + 10 Acres with Barn Adjoining off RT 1883...L-O-V-E open spaces & a 'Cabin' in the Woods? Feels like a Tree House w/ 2Bd/ 1.5 Ba REVERSE DESIGN across from a cove & cute as a bug! Near gate. Known for it's great Star Gazing Barn...

**\$ 124,900. CALLING ALL A-FRAME LOVERS!** This Perfect-Little-Lakehouse also has a Secret Fun Loft + Out Door Recreational Set-Up, Fire Pit \_ Zip Line + Play Area 2 Bd/1 Ba...Interior Open Kitchen Near Green Space with Dock...

**\$ 68,900. THERE'S MAGIC IN THE AIR!** In the Woods and Starry Nights! Great place to relax/write/read. This little cottage away from the city has 1 Bd / 1 Ba. You can swim, fish, sun at the Beach and come home to a Cozy Fire in your very own Little Cottage!

**LOTS FOR SALE... BUILD YOUR DREAM HOUSE OR JUST TO PLAY**

**WATERFRONT LOTS**

Lot # 1394 @ \$ 59,900.  
Lot #1160 @ \$23,900.

**OFF WATER LOTS**

Lots # 1508-1519 \$ 17,500.  
Lots # 1582-1583 \$ 7,000.  
Lots # 1532-1534 \$ 4,500.



**CALL AND TALK TO A REAL PERSON**  
Because Selling Or Buying is an **IMPORTANT DECISION**

**502.484.4411**

(ASK ABOUT THE FLAMINGOS)



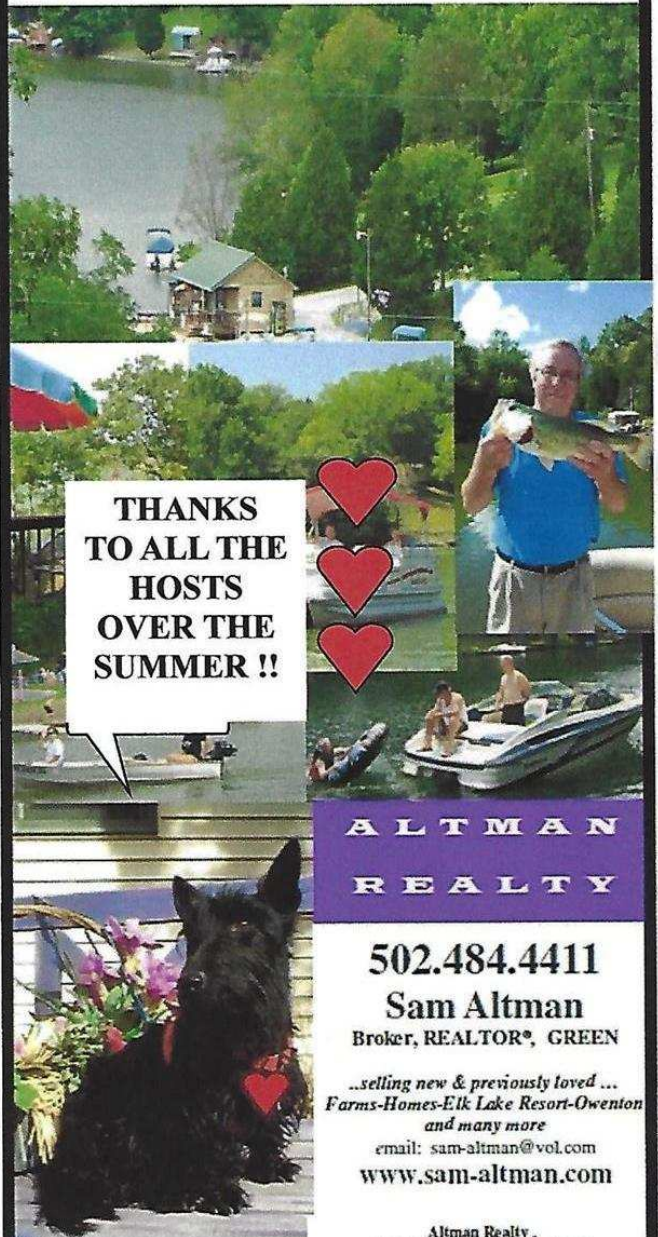
**502.484.4411**

**LOOKING FOR A LAKEHOUSE ?**

**Call Now for Information !**

**Elk Lake Shores**— Just around the corner from Elk Creek Vineyards ..... a 240 acre lake for water skiing, fishing, boating, bird watching, swimming, & much more ... with homes from **\$ 55,000 to \$ 525,000.**

**What are you Waiting For ???**  
**Relax Now !!!**



**ALTMAN  
REALTY**

**502.484.4411**

**Sam Altman**

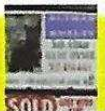
Broker, REALTOR®, GREEN

...selling new & previously loved ...  
Farms-Homes-Elk Lake Resort-Owenton  
and many more  
email: sam-altman@vol.com  
[www.sam-altman.com](http://www.sam-altman.com)

Altman Realty,  
475 Elk Lake Resort Rd., Ste 24  
Owenton, KY 40359  
Sam Altman, Principal Broker



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





## **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

*September*

