

Elk Lake Property Owners Association

Elk Lake Shores *Shorelines*

Volume 13, Issue 12

www.elklakeshores.com

December 2015

From the President

Ted Blaney tblaney@mykrcc.com

Ballot for the dues increase

Hope everyone had a great Thanksgiving. Now it is time to get down to business again.

We have prepared and mailed out a ballot to increase the dues by \$200 per year in order to rebuild the roads. I will not get into the details here as the need is laid out in a letter and approved 2016 budget that is enclosed with the ballot.

Consider it carefully and then vote. The ballot is enclosed, although it is tri-folded with the printing on the inside, so do not discard thinking it is blank. Time is short before the holidays so do not set aside and forget where you put it.

Circle your vote and quickly return. The ballot has to be postmarked by December 14 in the enclosed self-addressed and stamped envelope in order to be counted.

Election of board members

This year six people ran for the ELPOA Board of Directors. The three receiving the most votes fill a normal three-year term, and the person in fourth place completes the last year of a three-year term from a resignation earlier this year. The vote results are as follows:

Tom Goldschmidt	154
Scott Jones	151
Pete Dames	150
Ted Blaney	130
Paula Black	77
Cheri Fredelake	52

George Schneider retired from the board after serving two three-year terms of service, primarily on Lake and Dam but also helped on the Roads Committee and Building and Grounds. Scott Jones is the new member elected to the board, which is now composed of the following members:

Tom Goldschmidt
Scott Jones
Pete Dames
Sheri Donaldson
Gene Stetler
Jason Wainscott
Patrick Tessier
Paul Miniard
Ted Blaney

Roads

Peter Dames pdames@bellsouth.net

On Nov. 14, the Roads Committee met to discuss how to move forward with the roads plan in light of the assessment not getting a two-thirds vote. We are moving forward with the plan and are asking for members to support the dues increase when you receive information and your ballot in the mail.

These funds are vital in addressing the road conditions at Elk Lake. Our intent is to communicate early and often with the membership on the roads plan. The insert contained with the ballot gives the financial details.

Please help us to move forward by supporting the dues increase to improve our community.



Buildings and Grounds

Jason Wainscott fullserviceauto@hotmail.com

Scott Jones scott.d.jones@ubs.com

Higher garbage bills due to construction debris

There seems to be a misunderstanding within the membership about the big dumpster at the garbage dump. The big dumpster is not for construction debris; it is our overflow dumpster for the holiday weekends when we have abnormally large quantities of garbage and for small quantities of debris from cleaning up from the winter or closing down for the summer.

We have contractors using it as an on-site dumpster for construction and remodeling jobs. This is in violation of the Property Improvement Permit and the Contractor Agreement with ELPOA. As your elected Board, we want to assist you with your building and renovation projects but also must be good stewards of the ELPOA's finances. We cannot ask the collective membership to pay the \$500 dumping fee for one member's project.

As per the Contractors Agreement and the PIP, the contractor/member is responsible for a construction/debris dumpster on site. The first time this policy is violated we will be passing along the \$500 dumping fee to the member. To deter future abuses, all subsequent violations are \$1,000. Please be sure that your contractor understands this policy to keep your renovation cost down.

Remember if you see someone doing these acts, please report it so we can avoid either excess garbage expenses for the membership and/or a very unhappy member that might get the bill. **Contractor rules and agreement** can be found at elklakeshores.net under the **Permits/Applications** section. They can also be found in the **Rules and Regulations** section of the **Governing Documents**.

Rock removal at beach

Once again we have put pallets on the beach for rock removal, if anyone ventures out on these above normal fall and winter days. Take a stroll with the kids and pick up some toe stubbing rocks from the beach and just simply add them to the pallets. When full, Bruce will dump them and if needed, we will do it again.

Winter get-together at lodge

After the excitement and hustle of the holidays we are going to try to have some type of get together at the lodge to play some cards, watch some ballgames (UK anyway), and maybe have some food and beverages. Dates and times are still being discussed, so stay tuned for more on this matter. Ideas and assistance welcome. I have a television that we can hook up to a computer and access dish network, so we can start utilizing the lodge more.

Have you submitted your building permit?

We have had a lot of building going on lately and have not been receiving the appropriate Property Improvement Applications. Please remember that if you are doing any kind of lot clearing, dock, deck, house, addition, garage, or shed you **MUST** have the PIP approved by the board before you can start your work. Your contractors may not be allowed in if we do not have the proper paperwork, so please remember to have this completed to keep from having any delays in your project. The Property Improvement Application can be found at www.elklakeshores.net under the **Permits/Applications** section.

Controlling vulture population

I am working with the federal migratory bird division on obtaining a depredation permit for controlling the vulture population. The last one I can find was for 2011-2012, but we are having trouble receiving another one due to not turning in the annual report. Once the report is turned in, then we can turn in an application and hopefully receive the permit to take care of this problem. In the meantime I recommend that if you go out right before dark when they are roosting, make some sort of loud noise -- fireworks, bottle rockets, air cannon, etc. We are supposed to have tried these sorts of measures before we can obtain a permit anyway, so this will help us in the long run.

Most importantly, be safe and enjoy the holidays with your family and friends. I wish you all a very Merry Christmas and Happy New Year!

Office hours:

10am—4 pm Saturday

Or by appointment

Email addresses-

elpoa@elklakeshores.net

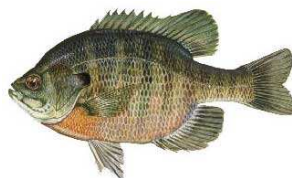
Guardhouse- 502-484-2482

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.

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

Email: elpoa@elklakeshores.net Website-www.elklakeshores.net

Treasurer's Report and Legal

Tom Goldschmidt tom@gesgoldschmidt.com

The budget is a little better because we have had several new members which are more than we budgeted. The Roads show we have about \$7300 for grit and a little more gravel for the roads for the winter. As you can see we have spent \$44,221 on the maintenance of the roads so far this year. This amount includes very little for rebuilding with the majority for maintaining the roads. The more we can spend on rebuilding the less we have to spend each year for maintenance.

We have settled the open lawsuit via Mediation, so there are no other areas of concern at this time

Type	Accounts	2015 October		
		Actual YTD	Budget	Balance
INCOME				
	Membership Dues	\$282,658.00	\$294,000.00	\$11,342.00
	Other Income	\$79,913.00	\$75,950.00	-\$3,963.00
Total		\$362,571.00	\$369,950.00	\$7,379.00
EXPENSE				
	Payroll Expense	\$85,999.00	\$103,940.00	\$17,941.00
	Security Expense	\$1,807.00	\$4,000.00	\$2,193.00
	Building & Grounds Expense	\$59,556.00	\$65,000.00	\$5,444.00
	Lake & Dam Expense	\$800.00	\$3,500.00	\$2,700.00
	Marina Gasoline Expense	\$24,296.00	\$37,600.00	\$13,304.00
	Road Expense	\$44,221.00	\$51,500.00	\$7,279.00
	Administration Expense	\$58,957.00	\$77,410.00	\$18,453.00
	Reserve Accounts	\$22,500.00	\$27,000.00	\$4,500.00
Total		\$298,136.00	\$369,950.00	\$71,814.00
	Profit /Loss	\$64,435.00	\$0.00	
	Key Accounts			
	Road Payroll	\$3,302.00	\$2,500.00	-\$802.00
	Contractual Services	\$0.00	\$10,500.00	\$10,500.00
	Road Materials	\$8,241.00	\$5,000.00	-\$3,241.00
	Road Rock	\$35,028.00	\$32,000.00	-\$3,028.00
	B & G Contractual Expense	\$5,092.00	\$5,000.00	-\$92.00

Long-Range Planning

Gene Stetler destet@fuse.net

The long-range projects being worked on are dredging, electronic gates and updating of the 2016 Annual Plan and the Long-Range Plan. Anyone with any knowledge of or interest in either dredging or electronic gates, please contact me. Meetings will be scheduled for early January.

The implementation of the new Bylaws and Rules & Regulations will require development of new procedures and committees. The major topics are rentals and compliance. Again volunteers from the membership are needed. Contact the office or any board member.

Lake and Dam

Jason Wainscott fullserviceauto@hotmail.com

The valve is open and the lake is down. Take this opportunity to evaluate your shoreline and make any needed repairs on your docks and retaining walls. These retaining walls, no matter if they are rock, wood, or concrete, are the only structures keeping the lake from filling in with silt, so please help ELPOA by maintaining your shoreline.

Please remember that if you are doing any kind of excavation you are obligated to install a silt fence to keep the silt from running into the lake. Also if anyone notices any ELPOA docks located at lots (51, 9, 372, 401, 440, 516, 620, 644, 686, 759, 811, 832, 859, 893, 952, 1054, 1159, 1300, 1401, and 1402) that need attention, please let us know so we can take this time to repair or replace them.

The new docks are completed and we now have two extra slips to rent out for next year, bringing the total to thirteen. All slips now have a dock associated with it and will be the same price.

The rental agreements can be obtained from the office or from the website www.elklakeshores.net under the permits and application section. *The rental agreement is for a one year period, beginning on Mar. 1 and ending on Oct. 31. The dock is yours to use for this period as long as you follow all rules set forth by ELPOA. Note: Boats must be removed by Nov. 1 to be eligible to rent the following year.* We are going to try our best to install the wake-break before next summer to ease the stress of the large wake on the marina and the mooring area.

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Lot 1524—Elk Lake! AFFORDABLE—Two Lots with A cozy cottage Two BR, 1 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 kit & 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.

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December

