

Elk Lake Property Owners Association

Elk Lake Shores *Shorelines*

Volume 14, Issue 11

www.elklakeshores.net

November 2016

President's Report

Ted Blaney tblaney@mykrcc.com

ELPOA Board of Directors

This is my seventh year on the ELPOA board and my last. Two other members are also leaving the board, Paul Miniard and Gene Stetler. Actually Gene left a couple months ago, because he transferred his property to a trust and is no longer qualified as a property owner. Vicki Boerger was installed to take Gene's place until the elections decide his successor. Gene served five years and Paul served six years on the board. Election for new board members has gone out, so be sure to vote.

My experience on the board was a very unique experience for which I am grateful. Things got pretty tough at times, but somehow the more difficult things somehow always got resolved. I credit that to the other great people on the board who each made important contributions to move things forward, to resolve issues and get things done. Thanks for the friendly co-operative atmosphere that you all contributed to, which turned difficult times into memorable experiences.

Once again be sure to vote for the best qualified people to serve on the board and keep things moving in the best direction.

Roads

Peter Dames pdames@bellsouth.net

Work has been completed from lot 1254 South Shore Circle to Deer Lake Hill. This is approximately three miles of the 7.75 miles of main road around Elk Lake. This three-mile section has been completely finished with dust suppressant applied.

Soon we will begin work on the road from the main gate towards the lodge. Even though we planned work on this part of the project during lower traffic time, expect some traffic delays.

I will be posting to the Road Update section of the website within the next couple of weeks. This update will include pictures of the finished roads, updated financials, and the outline of the plan going forward.

If you get a chance, please stop to tell Bruce and his crew what a great job they are doing. We had several challenges this season with wet weather and heavy sections of ledge rock. Bruce and his team were able to work through those and have created a quality product for the long term and met the goals we set at the beginning of the season. Great work!



Theresa Hyde and Patricia Weiland
Lots 1140-1143
Ft Thomas, KY

Lost members

Tom Goldschmidt tom@gesgoldschmidt.com

We have about 150 property owners with no current addresses, so both Owen County government and ELPOA cannot reach them. Neither of us has been able to collect the money owed in dues and taxes.

I have been listing names and lot numbers in several of the past newsletters hoping that someone might recognize a familiar name. This month's list:

Thomas G. Ballard - Lot 236
Robert H. Boesmer - Lot 237
Cleo Jackson (Orah Hamilton) - Lot 240
John W. Osborne - Lot 246
Harold Hall - Lot 264
Hershal Abrams - Lot 271
Bruce Newkirk - Lot 276
William J. Collier - Lot 309
John Rorick - Lot 312
Robert & Dora Brinkley - Lot 332

If you have any idea how to reach any of these people, please let me know.

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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.

Office hours:

10am—4 pm Saturday

Or by appointment

Email addresses-

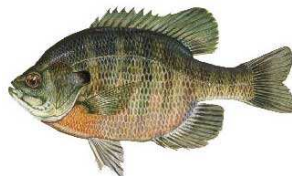
elpoa@elklakeshores.net

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

Important Notices for Members

Be sure to vote for new board members!

Ballots were sent out and you should have received them. Follow the directions carefully and return them by the enclosed envelop as soon as possible. They must be postmarked by November 9 to be counted. The ballots will be counted on November 17 and reported shortly there after.

Schedule of election of new board members and officers.

The election of three new members is underway. Be sure to get your ballots in the mail by Nov. 9. The ballots will be counted the afternoon of Nov. 17, and the winners will be notified so they can attend the Nov. 19 board meeting. The new members will be sworn in at the end of the November meeting and begin serving from that point forward. Election of new board officers will be at the beginning of the December Meeting.

ELPOA Board Meetings 9 am on these dates:

11-19-16

12-17-16

1-21-17

2-18-17

3-18-17

4-15-17

5-20-17

6-17-17

7-15-17

8-19-17

9-16-17

Annual Member Meeting

10-8-17 @ 2 pm

10-21-17

11-18-17

Upcoming Fun Events

Nov 12 - Stargazers of Elk Lake @ David and Elizabeth's property on 1883

Dec 10—Ugly Sweater Christmas Party @ David and Elizabeth's House

Dec 17 - UKvsUNC/Chili Cook-off/Poker

Dec 31- Annual New Year's Eve Party

ELPOA Owned Lots For Sale

\$750.00

167, 168, 178, 182, 223, 225, 234, 235, 238, 241, 244, 245, 248, 271, 382, 383, 469, 470, 478, 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

Sportsman's Club

Elk Lake Sportsman's Club holds fishing tournaments on the first Saturday of every month. Registration for the November 5th tournament will begin at 8 am with boats taking off at 8:30 am. Sportsmans club meeting following tournament.

Financial report

Tom Goldschmidt tom@gesgoldschmidt.com

This month's report shows how the budget stands through three quarters of this fiscal year. Normally this shows most of our largest expense areas, as the lake starts to wind down some of the summer projects.

This year is a little different because of the Road Rebuilding program. Even though member income hasn't met budget, new memberships are up and have helped the income side of the budget. The expenses are about in line without some of our unexpected items.

We will likely have to use some of our reserves to offset these additional Items.

Type	Accounts	2016 September		
		Actual YTD	Budget	Balance
INCOME				
	Membership Dues	\$278,761.00	\$287,200.00	\$8,439.00
	Road Dues	\$67,600.00	\$71,800.00	\$4,200.00
	Loans	\$250,000.00	\$250,000.00	\$0.00
	Other Income	\$81,717.00	\$46,625.00	-\$35,092.00
Total		\$678,078.00	\$655,625.00	-\$22,453.00
EXPENSE				
	Payroll Expense	\$71,574.00	\$94,785.00	\$23,211.00
	Security Expense	\$3,050.00	\$2,000.00	-\$1,050.00
	Building & Grounds Expense	\$69,927.00	\$81,000.00	\$11,073.00
	Lake & Dam Expense	\$3,038.00	\$3,500.00	\$462.00
	Marina Gasoline Expense	\$21,864.00	\$5,500.00	-\$16,364.00
	Road Expense	\$59,476.00	\$66,000.00	\$6,524.00
	Road Rebuild Expense	\$237,748.00	\$321,800.00	\$84,052.00
	Administration Expense	\$46,355.00	\$63,800.00	\$17,445.00
	Reserve Accounts	\$24,000.00	\$24,000.00	\$0.00
Total		\$537,032.00	\$662,385.00	\$125,353.00
	Profit /Loss	\$141,046.00	-\$6,760.00	

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Melissa Kemper, Managing Broker

Steve Martin, Agent, Realtor

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Peggie@tischrealty.com

mapkemper@aol.com

macn23@att.net



New to market! Excellent water lot.

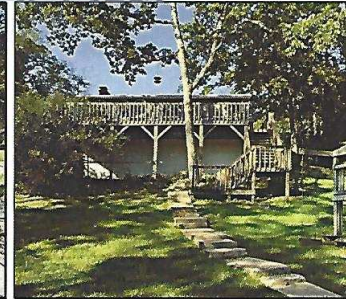
LOTS 1347, 1368, 1369

Watch all the fun on water and still
Have privacy 3br, 2ba-\$199,000



Custom everything, don't miss this
LOT 882

Presentation, overthetop, 4br, 3.5ba
wrap around deck, dock-\$395,000



What a surprise, not a driveby!

LOTS 796, 797, 798

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



Lake House Personified! What a view!

LOT NUMBER 1170

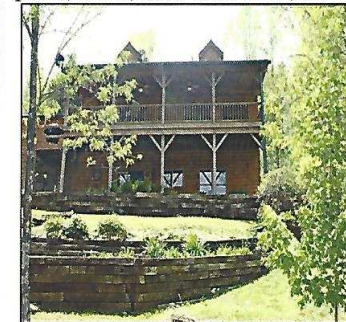
new decks no wake great water
boats, TLC needed-**SOLD**



Exceptional Waterfront Many Extras

LOTS 1065 & 1066

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



Custom Built, Vacation Year Round

LOTS 645, 646 & 142 PENDING

3br, 2.5ba fireplaces open floor plan,
dock, private dock-\$349,000



Everything imaginable! What fun

LOT NUMBER 1403 \$395,000

3 br, 3ba suites, familyroom, wet bar,
nice dock, set for entertaining-**SOLD**



No frills! Just a fun place to be!

LOT 890 \$124,900

Covered boat dock, screen porch,
private, gentle water walk-**SOLD**



Right at the water's edge, WOW

LOT 943

Outstanding lot, 2br, 2.5ba-poured
bsmt, dock allowance-\$275,000

6.5 ACRES-private, wooded, off a cove, trails, to get away fro it all this is the place-\$27,000

NEW TO MARKET-Double lot w/dock, perk test complete, build your dream home-\$50,000**SOLD**

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

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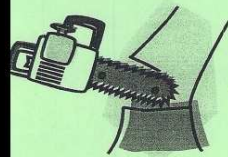
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LOTS 972/973 – Waterfront Lots with a 3 Bedroom charming home on 240 acre lake. Beautiful home with dock. Eat-in kitchen, 1 full bath & 2 half baths, large living room, basement & deck. Lots of space for all the family to enjoy boating, skiing, swimming, 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, \$270,000**

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**

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**

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... played on the weekends ,*

and then moved here 8 years ago...

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for enjoyment. + Extra Lot to explore.**

**\$ 179,900. 4 Bd/ 1.5 Ba Water front , a SOLID
BRICK Lower Level !Yes, There is brick flooring
and part walls, exposed beams, Close to Water and
Gate, Almost Level Lot !**

**\$ 159,900 2Bd/1Ba with View and Woods
Vintage Kitchen Look and 3 Season Room plus
Decks... AFFORDABLE !!!**

**\$ 144,900. 3 Bd/ 1 Ba Waterfront , Ranch Style.
Priced to sell... Large Dock ...1st Floor with open
Lv-Kitchen- Dining Plus.**

**\$ 134,900. 2Bd/ 1 Ba , Bird Watercrhs @@ ...
Great in the Woods Lakehouse with Decks on Front
and Back. This is off water on 2 Lots in a natural
settingTime to Move ?
Plus an unfinished Basement ..Come see !**

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

LOTS #904/#905 / 1295 @\$ 3,500. ea

LOTS #1562&1563 \$ 7,000. together

LOTS #1223-1225=\$15,200. All 3

WATERFRONT LOTS

Lot #1160 @ \$26,500.

Lot # 767 @ \$ 31,000.

Lot # 442 @ \$33,000.

Lots # 838,, 839, 840 ,1157 ,1348@ \$ 37,000..

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LOOKING FOR A LAKEHOUSE ?

Call Now for Information !

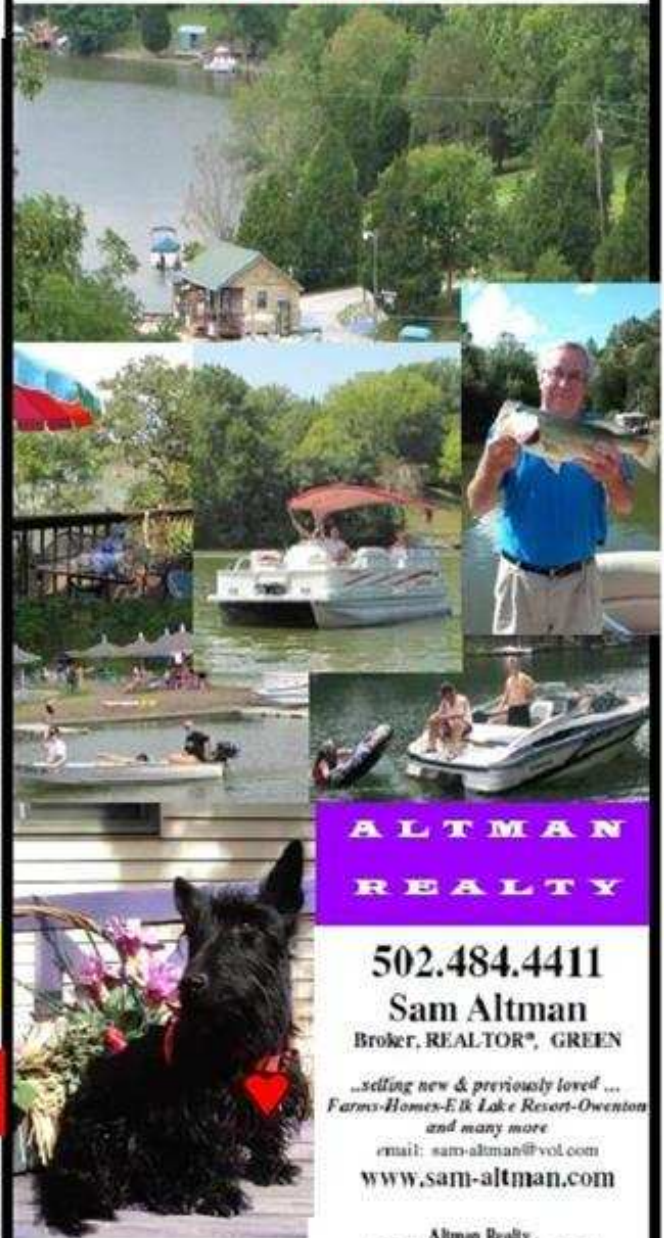
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ELK LAKE PROPERTY OWNERS ASSOCIATION
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November

