

Elk Lake Property Owners Association

Elk Lake Shores *Shorelines*

Volume 14, Issue 8

www.elklakeshores.net

August 2016

President's Report

Ted Blaney tblaney@mykrcc.com

Call for people to run for the ELPOA Board of Directors.

There are nine members on the Elk Lake Property Owners Association (ELPOA) Board of Directors. Each term is for three years, and the terms are staggered.

The members of the Board of Directors attend regular Board meetings held in the Lodge office the third Saturday of each month. Each is assigned an area of responsibility that best matches his/her interest and abilities but also considers the needs of the Board.

Each year we hold elections to fill three vacancies created by expiring terms. Some years it is more than three, if we have members leaving due to health or other reasons. This year it looks like we will have three vacancies due to expiration of terms, where the member has decided not to rerun for a variety of good reasons. We are announcing these vacancies early enough to hopefully arouse interest in a number of worthy candidates to run for these board positions and keep Elk Lake operating efficiently and headed in the right direction.

The process starts by filling out an application expressing your interest and listing any talents you have that might be applied to the board's functions.

The application is on page 4. You can also get an application from the gate, the office or our internet site (www.elklakeshores.com).

The application must be turned in by Oct 1. This information will later be used to present your candidacy at the ELPOA annual meeting on Oct 9 at 2 pm and to create a ballot that will be mailed out shortly after that.

The three candidates who receive the most votes will fill these positions, being sworn during the Nov. 19 Board of Directors meeting.

You are always welcome to attend Board meetings if you want to learn more. Feel free to ask questions.

ELPOA Board Meeting

**At the office at 8 am,
Saturday, August 20.**

Roads

Peter Dames pdames@bellsouth.net

Work continues on the back side of the lake. The roller-coaster hill area is complete, aside from the last two inches of gravel and application of dust control. Please check the Elk Lake website for the July 27 update.

Bruce and his crew are working back towards Evan's Heaven and, weather permitting, will have two miles completely finished by the end of August. While we were at the back of the lake we decided to do some work on the side roads also.

We have been trying to keep road closures to a minimum during the season, but we are going to start to having more as we get into the more populated areas of the lake. Please check at the gate and ask to see the map if you are unsure of what area we are working on. This will minimize a long trip around the lake.

We budgeted and spent approximately \$40,000 as part of regular road maintenance for dust suppressant this year. Hopefully you are seeing the benefits of the dust suppressant program. We plan to budget the same for next year and in the future because it also helps to maintain stability to the road.

Thanks again for your patience while we are under construction.

Issues with boat fuel

Ted Blaney tblaney@mykrcc.com

What it takes to keep your boat engine safe using ethanol fortified gasoline.

Recently I bought a new boat and when the mechanic began his hour-long introduction to the boat, he began with the two most important things you need to follow in caring for the engine: 1) always keep your gas tank full, and 2) always stabilize your gas with something like marine-grade Sta-bil (labeled as 360 Marine with vapor technology) at the recommended level of 1 oz per 10 gallons,* and double that if it is not in use for a period of time.

Continued on pg. 6

Lake and dam

Jason Wainscott fullserviceauto@hotmail.com

Now you see me!

A spotter is required at Elk Lake

There have been many reports of members skiing without a spotter. As one member stated "We are a very safe lake but one of our deaths was from a down skier being run over. The driver looks out for me! The spot watches behind, a driver cannot do both."

Although Kentucky law states that one can supplement a spotter with a wide angle mirror ELPOA requires that a spotter be present when pulling a towable device. This can be found on page 17 of the rules and regulations under Boating Safety. The rules and regulations can be found on our website elklakeshores.net. Please follow the rules as they are only there to keep everyone safe on our narrow lake. Unsafe boating operation can and will be cause for you to lose your lake privileges.

Continued on pg. 5

Membership

Patrick Tessier patritessi@aol.com

Welcome!

Please join us to welcome these new members!

Christine & James P. Henning
Florence, KY. Lots 898-899

Ronald & Elizabeth Morrison
Loveland, OH. Lots 501-504

Anthony and Sarah DiFrancesca
Cincinnati, OH. Lot 1403

Diane and Stuart Roemke
Hamilton, OH. Lot 518

Noah Third and Sarah Reed
Cincinnati, OH. Lot 1071

Daniel Daum
Ft. Mitchell, KY. Lots 828-830

Treasurer's report and Legal

Tom Goldschmidt tom@gesgoldschmidt.com

In early July, we had several new members, which will help bring our budget more in line on the July report.

I'll have a report next month on the total number of members we can't find and the total current members we have addresses for but who are not current on their dues.

Both of these areas significantly affect our efforts to maintain your resort as the board and members feel it should.

Thanks to the members who responded to last month's notice of lost members. This month's lost lot owners are:

Lot 222 - Baker, Jess Lot

242 - Ellis, Spencer

Lot 257 - Crawley, Marie (son Galen Crawley)

Lot 263 - Adams, Lou Edna & Vittitoe, B.D.

Lot 276 - Newkirk, Bruce & Moore

Lot 317 - Morgan, Ethel

Lot 318 - Evans, Elga (estate)

Lot 357 - Lewis, Meredith

Lot 402 - Collins, Dorothy A.

Lot 472 - Winsted, Billy

Lot 492 - Johnson, Earl & Oscar, Lea.

Last month there were a couple of errors:

Lot 117 - Shupert, Earl & Iler

Lot 136 - Lamp, Clinton S.

Legal:

The board is still reviewing the Bylaws in a continuing effort to make the wording as simple and clear to all members and eliminate any confusion in the future.

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-

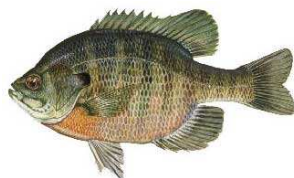
elpoa@elklakeshores.net

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

Financial report

Tom Goldschmidt tom@gesgoldschmidt.com

Type	Accounts	2016 June		
		Actual YTD	Budget	Balance
INCOME				
	Membership Dues	\$271,295.00	\$287,200.00	\$15,905.00
	Road Dues	\$66,000.00	\$71,800.00	\$5,800.00
	Loan	\$150,000.00	\$150,000.00	\$0.00
	Other Income	\$41,584.00	\$46,625.00	\$5,041.00
Total		\$528,879.00	\$555,625.00	\$26,746.00
EXPENSE				
	Payroll Expense	\$46,852.00	\$94,785.00	\$47,933.00
	Security Expense	\$2,825.00	\$2,000.00	-\$825.00
	Building & Grounds Expense	\$38,673.00	\$81,000.00	\$42,327.00
	Lake & Dam Expense	\$4,491.00	\$3,500.00	-\$991.00
	Marina Gasoline Expense	\$2,960.00	\$5,500.00	\$2,540.00
	Road Maintenance Expense	\$29,389.00	\$66,000.00	\$36,611.00
	Road Building Expense	\$140,844.00	\$221,800.00	\$80,956.00
	Administration Expense	\$30,542.00	\$63,800.00	\$33,258.00
	Reserve Accounts	\$24,000.00	\$24,000.00	\$0.00
Total		\$320,576.00	\$562,385.00	\$241,809.00
	Profit /Loss	\$208,303.00	-\$6,760.00	

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).

Thanks for considering serving our community.

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

Name: _____

Home Address: _____

Elk Lake Lot#: _____ 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?

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 & Dams _____ Buildings & Grounds _____ Roads _____

Long-range Planning _____ Entertainment _____

Must be returned to the ELPOA office by October 1, 2016

Lake and dam continued

Firework Overload!

A reminder to you and your guests

The firework shows this Fourth of July was absolutely beautiful. Many and most members shot their pyrotechnics off into the air and let the bangs of freedom ring.

But there were a couple of members' guests that took advantage of the holiday and continued their celebration up into the wee hours of the morning. This caused some members to pack up and leave early, while others complained about being woke up at 2 am, 3 am, and even 4 am!

Quiet time at ELPOA is 11 pm. Be considerate of your neighbors, and if they come over and ask that you to stop because it is late, then by all means stop. But members, if they continue or you do not feel safe, then call the local sheriff's department, and they will come and take care of it for you.

Also members remember that you are responsible for the actions of your guests. So if you are not here and they are creating an unsuitable environment, then you will be the one who gets reprimanded.

When shooting off fireworks, remember that we are surrounded by trees. Use your best judgement when using fireworks. KRS states that you should be 200 feet from any house, woods or other people.

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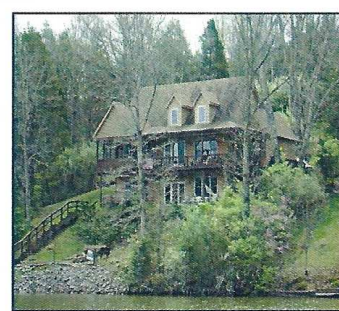
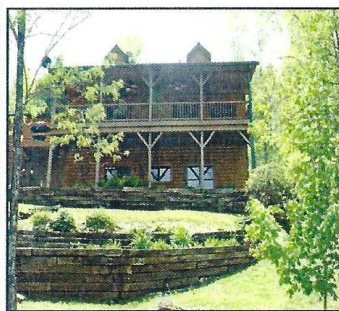
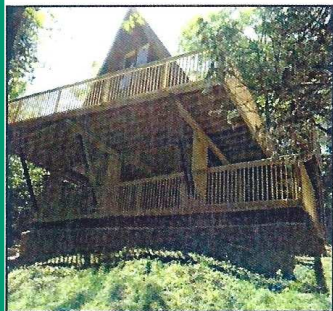
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LOTS 645, 646 & 142

3br, 2.5 ba, fireplace, equipped kitchen, private dock-**\$349,000**

Everything imaginable! What fun

LOT 1403

A place for family & friends, 3br 3ba, much more-**\$395,000 *SOLD***



No frills! Just a fun place to be!

LOT 890

Gentle walk to waterfront, screen Porch, docks-**\$124,900 PENDING***

Right at the water's edge, WOW

LOT-943

what a view, 2br, 2.5 ba, basem, dock allowance-**\$275,000**

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LOT 882

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What a SURPRISE New to market

LOTS 796, 797, 798

2br, central heat/air, huge screen porch, deck, 3 waterfront-**\$215,000**

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

6.5 ACRES-Private, wooded, off cove, trails, to get away from it all, this is the place-**\$27,000**

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CALL US FOR OTHER PROPERTIES AVAILABLE IN THE IMMEDIATE AREA!

Issues with boat fuel continued

Now I knew what he was getting at, as I was familiar with the instability of ethanol in gasoline. And when it separates it can damage the engine.

And then some events followed which caused me to investigate what all is behind these two directives. And when I was done I had a much deeper appreciation for the importance of following these two directives more carefully.

Gasoline with 10 percent ethanol, which is the norm today, is inherently unstable, particularly in a humid environment such as near water. Thus the EPA has granted an exemption for low-ethanol-content or no-ethanol-content gasoline for marine use.

A lot of good that does us here at Elk Lake, since it is only distributed along the major waterways. **We cannot get the marine grade gasoline from our distributor.**

Gasoline with 10 percent ethanol has a shelf life of 90-100 days, and this clock starts when the ethanol is added. (Gasoline with no ethanol has a shelf life of several years.)

Any exposure to water (humid air) shortens the shelf life, as ethanol can draw the water molecules out of the air (dessicate). The higher the humidity, the faster it deteriorates. When the water content reaches about 0.5 percent (a tablespoon per gallon) it causes the ethanol to phase separate from the gasoline, which can lead to engine problems.

This is an explanation of the two most important things listed above:

Keep your gas tank full

I have to admit that I underestimated the importance of this directive. I knew that air that enters the tank contains water vapor (humidity), and the more empty the tank the more water vapor is exposed to the fuel. But I did not think it was enough to worry about.

So having a math/science background, I started doing the calculations. Air at 100 percent humidity and 86 degrees F contains about 30 grams of water per meter cubed. Or translated to boating terms that is about 10 grams per 25 gallon tank, which doesn't seem like much.

However there are some multipliers that are important. Ethanol has a very strong affinity for water and will desiccate at least half of the water out of the air. Five grams of water is enough to phase separate about a quart of gasoline into about 3 ounces of heavy phase (95 percent ethanol, 5 percent water), and the remainder is a lower-octane gasoline.

The heavy phase sinks to the bottom of the tank and nothing can re-dissolve it back into the gasoline again, which is against the laws of thermodynamics. And there is usually no easy way to remove the heavy phase from the bottom of the tank if it is not a removable tank. With some tanks this can happen repeatedly, because if the tank is not properly sealed, the tank breathes new humid air almost daily.

What drives these respirations are daily cycles in temperature, atmospheric pressure and removal of water vapor by the ethanol. So that over time the absorption of water and the commitment phase separation will accumulate to significant levels. Keeping the tank full of fuel can cut the air space by 10 fold or more.

Use fuel stabilizer

Since you cannot totally avoid exposure to water, then you use a fuel stabilizer such as Sta-Bil to increase the level of water that can be tolerated before fuel separation occurs. Too much water can overwhelm even the stabilizing effect of Sta-Bil, which is why practicing #1 above is still important. Doing both together will provide the best fuel protection possible.

However if you are going to store for a long time (overwinter), double up on the Sta-Bil, the marine grade with vapor technology. The regular Sta-Bil is easier to find and a little cheaper per quart, but you have to use it at twice the rate and it is still not as good, so it is worth finding the marine grade. Amazon has a quart for \$17.65, which will treat about 320 gallons at the rate of 1 oz. per 10 gallons.

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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, \$54,900**

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**

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.**

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... played on the weekends ,
and then moved here 8 years ago...
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\$ 159,900 ..2Bd /1BaWater View & In-The-Woods too! Cozy, wood
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\$ 162,900. A-Frame w/ Loft+ 1Bd/1Ba Waterfront Sits on 3 Lots...
(1.5 WF & 1.5 WOODS) Large Party Deck on water...

\$ 137,500. 3 Bd/2 Ba. High on the Hill & Move-in Ready! This
is a charmer ... Waterview from the Master. Near gate. Nice set-
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\$ 179,900. 3 Bd/2 Ba. L-O-V-E a cabin interior ?? 2 Driveways
Waterfront on 4 lots! Easy access to water. +2 bonus rooms!

\$ 249,900. 4 Bd/ 2 Ba Waterfront Each Level has 2 Bd/ 1 Ba. Kitchen
s Extra Large with wrap around Living /Entertainment Space w/ Wall-of-
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\$ 179,900. 4 Bd/ 1.5 Ba Waterfront, a SOLID BRICK Lower
Level !Yes, There is brick flooring and part walls, exposed
beams, Close to Water and Gate, Almost Level Lot !

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

WATERFRONT LOTS

Lot #1160 @ \$26,500.

LOTS #767 @ \$31,000.

LOT # 442, #838, #839, #840, #1157 @ \$37,000.

... call for others ...

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