

Elk Lake Property Owners Association

Elk Lake Shores *Shorelines*

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July 2016

President's Report

Ted Blaney tblaney@mykrcc.com

The reports began to come in on June 23 that a big storm swept through Owen County dumping copious amounts of rain. I heard different amounts, which probably means it depended on your location. Bruce said he measured almost four inches, and most of it fell in a short period. I measured 4.5 inches, but that was the accumulation over several days.

This was part of the storm that moved slowly starting west of Chicago and ending in West Virginia. West Virginia got the worst of it, over eight inches in many parts. It was a national disaster for West Virginia. Owen County just happened to be on the main path, and we got a lot of rain but no significant damage.

According to reports the lake came up fast and was in the red zone (more than 12 inches above normal pool) at the spillway within a few hours.

Talk turned to declaring the whole lake a no-wake zone under these conditions. At this level, most of the docks are at water level or under water. For the most part, the docks want to float, and this puts an upward pressure on the footers. Waves exacerbate the situation and can pull the post loose from the lake bottom. **To minimize damage, there should be no wakes on the lake when the water is high.** This is common sense to most members, but a reminder is sometimes needed. Water this high in the summer is a rare event and it goes back down quickly.

The water did overflow a couple of culverts, one near lot 400 and one near lot 608. No significant damage was done. A few years back the two four-foot culverts at Evens Heaven overflowed under similar conditions. Adding a five-foot culvert a couple years ago brought this location back up to original specification, and it performed well during this severe test.

ELPOA Board Meeting

**At the office at 8 am,
Saturday, July 16.**

Roads

Peter Dames pdames@bellsouth.net

Work continues on the back half of the lake. I will have another roads update posted to the website in the next couple of weeks.

As of today, dust suppressant has been applied from the turn towards the dam up to Echo Hill. We also were able to apply it to some of the side roads as you enter the lake. The section turning right on Lakeshore Drive up to where the road -rebuild construction begins will be completed this week. That will be all the dust suppressant that was budgeted to be applied this year as part of regular maintenance. We will apply to those areas where the road is being rebuilt as part of the finishing step.

I know that the main road as you enter the lake is in bad shape. The plan is to dig up that section of road at the end of this season and apply 6-8 inches of gravel and put some dust suppressant on it. We will not complete the final step on this section until the end of the project. The reason for this is that the weight of the heavy equipment hauling gravel and doing the road work will damage the road.

Please be patient, we recognize that this section, the main road at the entrance, is the first impression when you enter the lake. We want to do it right and not have to rework the road.

Special thanks to Bruce Wash and his crew for all their hard work.

Membership

Patrick Tessier patritessi@aol.com

Welcome!

Please join us to welcome these new members!

Lisa and Jeff Wiard, Frankfort, KY
Lots 959, 1547-1554

Lara and Christopher Williams,
Liberty Township, OH
Lots 521 and 522

Owners with unpaid dues

Tom Goldschmidt tom@gesgoldschmidt.com

These are owners on record of 10 lots at Elk Lake, where dues have not been collected. Please notify the ELPOA if you have information on someone.

Lot # 97 - Cecil White

Lot# 98 - Donnie Ray Dyer

Lot# 117 - Clay's Mill Baptist Church

Lot# 129 - Jim Sapp Jr.

Lot # 131, 1119, 1539 - Orville Kemper Estate (Tim Kemper),

Lot# 136 - Clinton Lamb

Lot# 180 - Joseph Bankemper

Lot# 181 - John O. Williams

Lot# 188 - Harlan Rice

Lot# 211 - James Spencer

Legal - Rules & Regulations:

We have received a revised copy of the Bylaws from our legal counsel that we feel will help clarify Member / Member-ship. We hope to have the revised document ready for board approval at the July meeting.

Long Range Planning

Gene Stetler destet@fuse.net

If you have any information or interest in discussing "dredging" needs at Elk Lake, please send me an e-mail indicating your availability. Include what days and times would you be able to meet.

I have some pictures and information obtained from Lake Lakengren up in Eaton, Ohio.

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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Leslie OBanion — (502) 514-6966

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

We are still experiencing a short fall in our dues for the year which is impacting our Operating and Roads budget. The transfer of money from our line of credit didn't make the May period but has currently been transferred. The update will appear in the June report. We also have had a couple of non-budgeted expenses in June that we have to deal with.

We have approximately twenty-five Members of record who have not paid 2016 dues. ELPOA has approximately 130 property owners that have incorrect addresses and therefore we have no contact with them. Many of these owners have disposed of their lots due to death, transfer, etc. that were not recorded with Owen County. Every year it seems there are a couple of more lots added to this list and, along with members paying late or not at all, it places an additional burden on the Membership.

Each month I will list 10 lot numbers and the current name we have on record. If anyone has information on how we can contact them, please send the info to elpoa@elklakeshores.net or leave it at the gate to the attention of Tom Goldschmidt.

Type	Accounts	2016 May		
		Actual YTD	Budget	Balance
INCOME				
	Membership Dues	\$266,362.00	\$287,200.00	\$20,838.00
	Road Dues	\$66,000.00	\$71,800.00	\$5,800.00
	Loan	\$0.00	\$0.00	\$0.00
	Other Income	\$22,334.00	\$46,625.00	\$24,291.00
Total		\$354,696.00	\$405,625.00	\$50,929.00
EXPENSE				
	Payroll Expense	\$37,517.00	\$94,785.00	\$57,268.00
	Security Expense	\$2,775.00	\$2,000.00	-\$775.00
	Building & Grounds Expense	\$30,318.00	\$81,000.00	\$50,682.00
	Lake & Dam Expense	\$4,228.00	\$3,500.00	-\$728.00
	Marina Gasoline Expense	\$1,394.00	\$5,500.00	\$4,106.00
	Road Maintenance Expense	\$7,989.00	\$66,000.00	\$58,011.00
	Road Building Expense	\$128,444.00	\$71,800.00	-\$56,644.00
	Administration Expense	\$22,168.00	\$63,800.00	\$41,632.00
	Reserve Accounts	\$24,000.00	\$24,000.00	\$0.00
Total		\$258,833.00	\$412,385.00	\$153,552.00
	Profit /Loss	\$95,863.00	-\$6,760.00	

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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, \$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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\$ 159,900 ..A-Frame w/ Loft 1.5 Ba Waterfront Apprx .1.5 Lots, Firepit,
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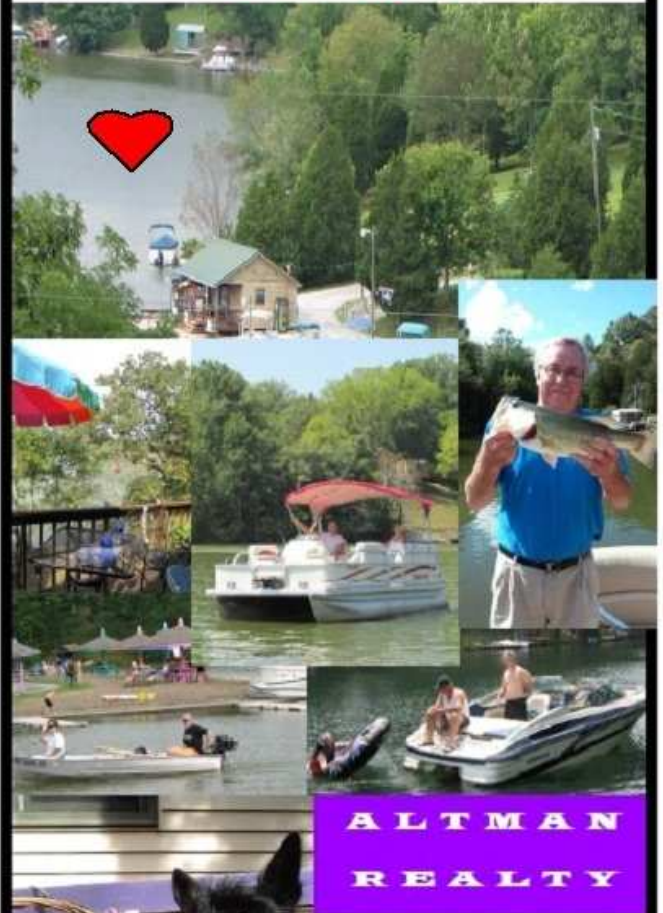
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