

Elk Lake Property Owners Association

Elk Lake Shores *Shorelines*

Volume 15, Issue 12

www.elklakeshores.net

December 2017

From the president

Sheri Donaldson elklakeboardky@gmail.com

A LONG LIST OF THANK YOUS!

A special thanks to everyone who participated in this year's ELPOA Board Elections!! Thanks to the Holders of Elections Committee who spent time designing and mailing out, tallying and reporting results on the Election. That was Scott Jones, Lee McIntosh, Paula Black, Jim Hutton, Ted Blaney, and Sam Altman.

I would also like to thank the membership for sending in your ELPOA Security Surveys. The Security Committee is in the process of reporting the results to the board for review and action on the items of concern to the membership.

As you all probably already know, the reelected board members were Patrick Tessier, Jason Wainscott, and myself. At the November meeting the board elected to keep the same officers that were on the Board previously.

The ELPOA Board Officers are: Sheri Donaldson, President; Scott Jones, Vice-President; Tom Goldschmidt, Treasurer; and Bill Fister, ELPOA Board Secretary. A complete list of Board Members and their functions are listed on the ELPOA website and at the gate.

Another thank-you is from the ELPOA board of directors to its employees in the form of a Christmas bonus instead of a party (their choice).

I look forward to serving our community and as always, please contact me with any questions or concerns that you may have.

Roads

Pete Dames pdames@bellsouth.net

Work will continue on the stretch of road from the dam back towards where the water tower was. Given the time of the year, most of the work will be culvert pipes and clearing of brush. This will put us in position to begin the rebuild process when the weather permits in the spring. I will be posting a year-end report on the lake website in the next few weeks.

Election Results for 2018

Scott Jones scott.d.jones@ubs.com

We had five members running for three open spots on the Board: Joseph Williams, Jason Wainscott, Cheri Fredelake, Sheri Donaldson, and Patrick Tessier.

We had strong voter turnout, and the three winners are Sheri Donaldson, Jason Wainscott and Patrick Tessier. All three of these members will resume their place on the board.

I want to give special thanks to both Joe Williams and Cheri Fredelake for putting themselves out there to run. It says a lot when you are willing to donate your time for the benefit of the lake community.

I cannot stress enough that you do not need a voting seat on the board to be involved in the many activities required to run the business of ELPOA. We strongly encourage any member to join one of many committees established by ELPOA Board. We are considering hosting a spring members meeting where we can highlight the committees and increase the membership involvement. We are all equal members with the same desire to provide a safe and enjoyable community.



Long-range planning

Vicki Boerger vboerger@yahoo.com

Thank you to those who have offered kitchen cabinets for the Club House at Elk Lake! David and Paula Black, along with their daughter, have offered a cabinet and countertop set-up that will work in this space (see photo below).

Now that we have the materials lined up, we will be in need of a few volunteers to assist in setting base cabinets, hanging wall cabinets, as well as some minor plumbing to shift the kitchen sink a few feet over.

Paint is being donated and with volunteer labor, the cost for this update will be minimal. This project should begin before Christmas and should only take a day or two to complete.

We hope the upgrade to the kitchen area at the lodge will encourage membership use throughout the year. If you are available to assist or know someone who can, please let us know.



Treasurer's report

Tom Goldschmidt tom@gesgoldschmidt.com

We are coming to an end of the 2017 fiscal year, and the budget has been impacted by several areas that were not planned for. (See Financial report pg. 3.)

First, the required repairs to the dam at Deer Lake (required by the state inspection) — This project used up all our Dam fund reserves and more.

We had the problem with the Gas Pump system that required all our Gas Pump reserve and some more.

Now we have a serious problem at the main dam which will require approximately \$40,000 to repair, which will deplete our other reserve accounts and could require us to look for financing. .

We have been blessed with way more than normal new members and the great work Sheri Donaldson has done in trying to collect money from delinquent dues members. The Board will have to research some way to place us in a better financial position going forward.

We know that we are always going to have Dam expenses, since the water we are holding back is always trying to find a way thru our obstruction. We really should have a minimum of \$100,000 in the Dam Fund reserve and \$30,000 in the Marina (Gas Pump) reserve, since we only replaced the electronic operating part of the pump and the Pump itself will have to be replaced sometime in the future.

The 2017 budget put a little in reserves but used most of our income and some of our past reserves to pay our 2017 bills; 2018 budget will be a struggle.

The 2016 Audit has been completed and we are waiting the final report and recommendations.

May all of you have a Merry Christmas and a Happy New Year.

Office hours:

10am—4 pm Saturday

Or by appointment

Email addresses-

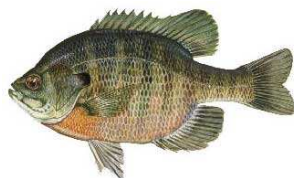
elpoa@elklakeshores.net

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.

@ 8:00am

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

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

ELPOA Income / Expense Analysis

Type	Accounts	2017 October Operating Budget		
		Actual YTD	Budget	Balance
INCOME				
	Membership Dues	\$293,263.00	\$286,400.00	-\$6,863.00
	Other Income	\$100,055.00	\$89,925.00	-\$10,130.00
Total		\$393,318.00	\$376,325.00	-\$16,993.00
EXPENSE				
	Payroll Expense	\$82,617.00	\$98,015.00	\$15,398.00
	Security Expense	\$2,861.00	\$3,000.00	\$139.00
	Building & Grounds Expense	\$83,515.00	\$94,540.00	\$11,025.00
	Lake & Dam Expense	\$14,126.00	\$3,500.00	-\$10,626.00
	Marina Gasoline Expense	\$19,861.00	\$36,000.00	\$16,139.00
	Road Expense	\$63,411.00	\$66,000.00	\$2,589.00
	Administration Expense	\$52,339.00	\$71,000.00	\$18,661.00
	Reserve Accounts	\$21,000.00	\$21,000.00	\$0.00
Total		\$339,730.00	\$393,055.00	\$53,325.00
	Profit /Loss	\$53,588.00	-\$16,730.00	

Road Rebuild Recap

Membership Dues	\$73,800.00	\$70,800.00
2016 Carryover	\$13,955.00	\$13,955.00
Loans	\$100,000.00	\$250,000.00
Total Assets	\$187,755.00	\$334,755.00
Road Rebuild Expenses	\$113,359.00	
Interest & Fees	\$3,872.00	
Total Expenses	\$117,231.00	
Available Assets	\$70,524.00	

Capital Expenditures from Reserves

Lawn Mower		\$10,000.00
Marina Deck		\$1,000.00
Total		\$11,000.00

Important Notices for Members

IMPORTANT — Discussion of budget issues, including a possible assessment to cover dam repairs, is on the agenda for the Dec. 16 ELPOA Board Meeting (see Treasurer's Report on pg. 3 and Lake and Dam report pg. 5). Please attend for this important discussion.



**Elk Lake
New Year's Eve
Party!**
Happy New Year!
Dec. 31 at the Lodge!

All ELPOA members and families are invited!
Beginning at noon, there will be footfall and fun for everyone! Bring food if you'd like, snacks, appetizers, desserts, and *alcoholic beverages if you wish.

*This is not an ELPOA sponsored event. Any alcohol consumed will be at the member's discretion and will not be provided by ELPOA. ELPOA is not responsible.

Mark your property!

All members need to identify their boat trailers and any other objects that set within the 10-foot *easement existing on either side of all Elk Lake's roads. Each piece of property should be marked with the owner's name and lot number.

This spring the ELPOA board will go around and place orange stickers on any objects that have not been identified. Those objects within the easements not marked with the owners' names and lot numbers will be removed.

*Our warranty deed states, "Elk Lake Development Corporation for itself, its successors, assigns, and licensees reserve a ten (10) foot wide easement along all road right-of-way."

Thank you for your help.

Upcoming Events

Goose Season — Dec. 4, 2017,-Jan. 28, 2018 (Monday thru Thursday only)

New Years Eve Party — Dec. 31

Super Bowl Party — Feb. 4

Check website and Facebook for notices of upcoming events!

**2017
ELPOA
Board
Meetings
9 am**

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.
- ⇒ **BEFORE** you start on any construction project — members must complete and submit a property improvement application.

Important 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

Lakes and Dams

George Schneider elpoa1357@elklakeshores.net

Deer Lake--We spent many hours and dollars on our dams this year. Deer Lake Reservoir Dam is done and the State is very happy with the work. We took some dirt out of the cove last winter to use on the hillside, covering the overflow pipes and grading so we can keep the grass on the face cut. Some problems on the far slope were also repaired, and the lake was lined with Rip Rap on both sides to stop and control erosion (see photo).



Main Lake-- We have completed the work required by the State, clearing brush on the slope, and shoring the toe of the Dam with rock. We do have some seepage, which is normal and the State is not concerned, but we want to stop seepage/leaks before they become a problem and are more costly.

We are having T Luckey & Sons Support Restoration Technologies look at the seepage on Nov. 28 for possible grouting and control. Mr. Bruns, lot 1168, paid for consultation in 2007 out of his pocket. That information directed our work on the last leak fix in 2007. Thank you Mr. Bruns.

We also have found a spot on the spillway that was eroded under the concrete. Since there was no water flow in this area, we believe the damage was done by the leak we stopped in 2007. The state looked at this area and decided it is not a danger but needs attention in the future. In order to be proactive, the board has decided to fix or develop a plan going forward.

We hope after all our projects are done, the dams will require little work for the next 10 years or so. This work (near \$50,000 so far) has all been done without an assessment, but our dam reserves are depleted. And we need to rebuild them quickly, so we are prepared for the future. Every dam has seepage and leaks, and they get worse with time. Our dam is 60 years old, and will continue to need care and upkeep.

T Luckey was at the lake, and with his help we estimated the grouting of the spillway and grout of the main leak on the far end of the dam, plus concrete over the repair, to hopefully not cost more than \$30,000. This will completely deplete our dam fund and other reserves.

So we spent \$70,000 on the dam in 2007 and this year will spend \$80,000. We need to rebuild this fund, so we have \$100,000 ready for the future. When we find problems on the dams, we must fix them according to the State and to protect our property values. When a problem occurs, we must have assets to move forward in an expedient manner; we cannot find the problem, discuss it, put the cost and repair out for a membership vote, because this can take several months.

I would like to see the board discuss a \$250 one-time assessment for emergency dam repairs (350 members X \$250 = \$87,500). This money would be for emergencies, and the board would build on this over time. But any money used below the \$87,500 would need to be replaced from the budget, so we always have an emergency fund. The other option is build the dam fund up slowly over the next 10 years, and PRAY we do not need some quick cash for an emergency to protect property values.

This will be discussed at upcoming board meetings, and we hope members will attend to participate in these discussions.



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.



Security

Sheri Donaldson elklakeboardky@gmail.com

We have formed a Security Committee for the ELPOA. The committee members currently consist of Dan Daum, Don Lykins, Ed Knepp and 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 is 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 meetings will be on the fourth Saturday of every month, 10 AM, at ELPOA lodge.

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 them for their service to you. A thank you goes a VERY long way.

I look forward to hearing from you. 502-514-2669



Andrew and Paula Hoekzema
Lot 1327



Thank you and welcome to Elk Lake!

Sgt. John Bladen (photo above) served in the U.S. Army from August 1983 to December 2003. He served in Operation Desert Shield/Storm, Operation Iraqi Freedom, and Operation Enduring Freedom.

John is a decorated Veteran with six Good Conduct Medals, two Presidential Citations, five ARCOMS (Army Commendation Medals) and four AAMS (Army Achievement Medals).

He served our country in Ft. Stewart, Georgia; Vicenza, Italy; Pisa, Italy; and was a part of the Joint Security Area in South Korea; Fort Sill, Oklahoma; Iraq and Afghanistan.

On behalf of the ELPOA and its members, THANK YOU, John, for your service to our Country and for being a part of Elk Lake.



GOLDEN RUM CAKE

- 1 cup chopped walnuts
- ☐ 1 (18.25 ounce) package yellow cake mix
- ☐ 1 (3.4 ounce) package instant vanilla pudding mix
- ☐ 4 eggs
- ☐ 1/2 cup water
- ☐ 1/2 cup vegetable oil
- ☐ 1/2 cup dark rum
- ☐ 1/2 cup butter
- ☐ 1/4 cup water
- ☐ 1 cup white sugar
- ☐ 1/2 cup dark rum
- ☐ Add all ingredients to list

Directions

1. Preheat oven to 325 degrees F (165 degrees C). Grease and flour a 10 inch Bundt pan. Sprinkle chopped nuts evenly over the bottom of the pan.
2. In a large bowl, combine cake mix and pudding mix. Mix in the eggs, 1/2 cup water, oil and 1/2 cup rum. Blend well. Pour batter over chopped nuts in the pan.
Bake in the preheated oven for 60 minutes, or until a toothpick inserted into the cake comes out clean. Let sit for 10 minutes in the pan, then turn out onto serving plate. Brush glaze over top and sides. Allow cake to absorb glaze and repeat until all glaze is used.

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*Thank you so much for a great year at Elk Lake.
Have a wonderful Christmas full of love and family.*

Melissa Kemper 502 750-1384

Peggie Tisch-Rollins 502 750-2005

WE WISH YOU A HAPPY AND PROSPEROUS NEW YEAR!

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HAPPY BIRTHDAY, JESUS.

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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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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, \$230,000

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 SOLD



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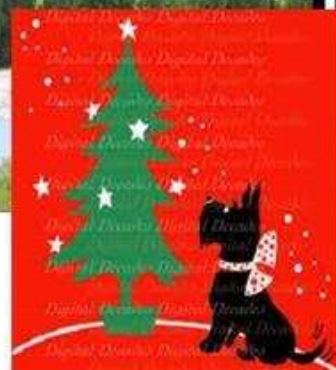
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What are you Waiting For ???

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elpoa@elklakeshores.net

or phone

502- 484-0014

ELK LAKE PROPERTY OWNERS ASSOCIATION
445 Elk Lake Resort Road
Owenton, KY 40359

