



Elk Lake Shores *Shorelines*

February 2020

(See *Boat Requirements* on pg. 2)

Boat requirements

Jason Wainscott fullserviceauto@hotmail.com

Please refresh yourself with the boating requirements of the ELPOA before purchasing a boat:

Allowed Motorized Watercraft Size and Type — To preserve the use and enjoyment of Elk Lake for all Members and their Guests, the following types or categories of boats are permitted. All others are prohibited:

- Mono- or single-hull boats, deck boats, typically fishing and pleasure/ski boats, with a twenty foot (20') maximum length;
- Pontoon boats with a twenty-four foot (24') maximum length;
- Sailboats (with the exception of the "Luck of the Irish" currently on Elk Lake and which is grandfathered with respect to these requirements) with a twenty foot (20') maximum length and twenty (20') maximum mast height;
- All other watercraft – twenty foot (20') maximum length.

Boat measurements for size purposes shall be from the front of the boat (bow) to the end of the boat (transom) or swim platform, without accounting for the motor. Boat measurements shall be controlled by the stated size on an official government issued bill of sale/proof of ownership or, in the case of controversy between the Member and the Association, by actual physical measure as taken by a Director or, at the Board's discretion, an independent third party appointed by the Board.

Engine sizes must not exceed the maximum horsepower stated in the manufacturer's owners' manual. All engines of watercraft must have their exhausts muffled to prevent unnecessary noise.

No motorized personal watercraft of any type (e.g. jet skis) shall be allowed on waters of Elk Lake. The Board shall have the right and obligation, acting on behalf of the membership, to

exercise its discretion to ban the admission of watercraft not specifically mentioned above that, in the Board's good-faith belief, would represent a detriment to the safety, property, or general welfare of the Elk Lake community.

For safety and sanitation concerns, **watercraft not permitted on Elk Lake waters** include: jet air boat, jet skis, racing boats (what is or is not a "racing boat" is to be determined solely by the Board in the event of disagreements with Members), houseboats, and any watercraft with toilet facilities.

Sailboats are permitted on Elk Lake Shore's largest body of water (i.e., Elk Lake), presuming that the required size limitations expressed elsewhere in the Governing Documents are satisfied. It is strongly recommended, however, that in the interest of safety, sailing, kayaking, and canoeing be done on days of light boating activity.

Marina dock

Some of you may have already noticed that we are replacing the dock at the marina. There were many boards that needed replaced and some of the supports were starting to show signs of rot and decay. After we are finished with the dock we will be installing a new gas pump and pump cover to protect it from the elements. Thanks to Matt Fisher, we got a really good price and were able to use the reserves we had in the gas pump fund to cover half of the cost of the new pump and will be able to cover the other half from the profit off of gas sales this year.

Office hours:

10am—4 pm Saturday

Or by appointment

Email addresses-

elpoa@elklakeshores.net

Guardhouse- 502-484-2482

Office phone/fax- 502-462-0165

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

After having an unusually high and unexpected Dam repair expense early in the year, the financial position of the lake's financials are in good shape. Two things happened that helped us end with a cash position of \$73,235, which will be used to rebuild our reserves after the depletion of the of the Dam Reserves.

All of the budget item chairs worked hard to limit expenses if possible. We had an unusual number of new memberships (highest ever), and we recovered additional old dues.

The marina gas had a successful year and we had a profit of \$6,938.02 which will be about enough to pay the remaining cost of our NEW gas pump.

So this is how the board has voted to distributed the funds: \$10,000 to the Road Reserve, \$35,000 to the Dam Reserve, \$6,938.02 to the Gas Pump Reserve, \$20,166.98 to the General Reserve, and \$1,130 of prepaid dues to 2020 membership dues.

Early in the year, we held back some money for the Road Reserve from the 2019 Road portion of the Dues, when we took out the loan just in case we needed it to pay for the Dam repairs. We were trying to make sure we didn't need an assessment.

Since we didn't need the \$36,422.77 for the dam and we added \$10,000 from this year, we are going to pay down \$35,000 on the principal. This leaves \$11,422.77, so we have enough to meet our obligation from the 2020 Road portion of the dues in March.

Some of the money put in the Reserve account will be used to pay for rebuilding the Marina dock, new mail box area, and a couple of other 2020 projects not in the 2020 budget.

Thanks for all your financial support, so we can make Elk Lake a great investment and place of enjoyment for you and your family.

(Income/Expense Analysis next page)

Dam report

Jim Millar emillar75@gmail.com

Monitoring, inspections and plans for 2020 ...

Due to winter conditions, unusual amount of rain and the valve gate out for repairs, we can't effectively monitor leakage until after the valve is closed in March. Terracon Engineering will return in April to make the first formal inspection for 2020. We do not plan to make further repairs, unless current conditions significantly change, or other leakage is observed.

In December, the State inspected the dam as part of their inspection program. From my discussions with the inspectors during the inspection, they didn't indicate any major concerns. We will continue to monitor the current leaks as recommended and approved by the State. The next State scheduled inspection will be in 3 years.

For 2020, we plan to repair the roadway over the dam, improve the gate valve and add channel liner rip rap to the lake side of the dam. We spent approximately \$110,000 on repairs in 2019. As we enter 2020, we have \$35,000 in the dam reserve fund. Provided there are no major repairs, we will build up the reserve to about \$70,000 by the end of the year.

ELPOA Income / Expense Analysis

| Type | Accounts | 2019 December Operating Budget | | |
|---------|----------------------------------|--------------------------------|--------------|--------------|
| | | Actual YTD | Budget | Balance |
| INCOME | | | | |
| | Membership Dues | \$407,135.00 | \$411,400.00 | \$4,265.00 |
| | Reserve Transfer from Lake & Dam | \$16,390.00 | \$16,390.00 | \$0.00 |
| Total | | \$423,525.00 | \$427,790.00 | \$4,265.00 |
| EXPENSE | | | | |
| | Payroll Expense | \$109,815.00 | \$113,895.00 | \$4,080.00 |
| | Security Expense | \$5,889.00 | \$5,750.00 | -\$119.00 |
| | Building & Grounds Expense | \$87,981.00 | \$94,690.00 | \$6,709.00 |
| | Lake & Dam Expense | \$106,047.00 | \$23,390.00 | -\$82,657.00 |
| | Road Expense | \$92,310.00 | \$102,000.00 | \$9,690.00 |
| | Administration Expense | \$81,888.00 | \$75,500.00 | \$13,634.00 |
| Total | | \$483,888.00 | \$415,225.00 | -\$48,663.00 |
| | Profit / Loss | -\$40,363.00 | \$12,565.00 | |

Marina Gas

| | | |
|----------------------------|-------------------|---------------|
| Marina Gas Income | \$33,080.00 | \$35,000.00 |
| Marina Gas Expense | \$26,142.00 | \$35,000.00 |
| Total Profit / Loss | \$6,938.00 | \$0.00 |

Citizens Union Bank Loan

| | | |
|---|--------------------|--------------------|
| Membership Dues - Loan | \$74,000.00 | \$74,800.00 |
| Reserve Transfer from Roads | \$22,128.00 | \$22,128.00 |
| Total Income | \$95,928.00 | \$96,928.00 |
| Interest Expense | \$30,439.00 | \$22,128.00 |
| Loan Finance Charge | \$3,093.00 | \$0.00 |
| Road Loan Payment | \$31,134.00 | \$74,800.00 |
| Total Expense | \$64,666.00 | \$96,928.00 |
| Available for Loan Payment in Reserves | \$31,262.00 | |

Miscellaneous Income

| | | |
|--------------------------------|---------------------|---------------|
| Miscellaneous Income | \$118,172.00 | \$49,325.00 |
| Reserve Budget Accounts | \$0.00 | \$49,325.00 |
| Reserve Budget Accounts | \$118,172.00 | \$0.00 |



Dock concert rules

Jason Wainscott fullserviceauto@hotmail.com

We are aware that many members have dock concerts or events throughout the year for others to enjoy. Please remember that if you are having an event and you are not in a “No Wake Zone,” you will need to take precautions in order to be in line with the rules of ELPOA.

ELPOA Rules state the following:

- Swimming from boats which are anchored is allowed only in the idle/no wake areas or cove areas of the lake. These areas are behind the buoys in the various coves, and away from active boating activities that may be underway.
- Tying off to “No Wake” Buoys is prohibited.
- Swimming in the main lake beyond twelve (12) feet from the dock is prohibited.
- Swimming is absolutely prohibited at Deer Lake.
- Last year the lake offered the use of two old “No Wake” buoys for members to place on both sides of their event to create a temporary “No Wake Zone.” If you are having an event outside of the no-wake zone, please use these or some other type of visually marked no-wake marker to create an area of no wake. You will need to let the ELPOA Board know in advance of your event; thanks. If your event is behind the no-wake buoys then no further action is required.

Important Notices for Members

Please take a few moments and read through the Rules and Regulations to refresh yourselves on what is and is not allowed within the ELPOA. Quiet Time, boating rules, swimming regulations from private docks, beach rules, speed limit, garbage, etc. It is your responsibility to make you and your guests are aware of the rules.

Vehicles at the dam

Do not park your vehicles at the dam — unless you are launching a boat that will be taken out in the same day. All other vehicles will be towed at owner's expense.

Boats at the lodge

There is a \$25 fee per month for storing your boat/trailer at the lodge parking area. Parking for the day or weekend will be accepted, but ELPOA is not responsible for any damages.

Please either contact the ELPOA office and make plans for payment or remove them. They will be towed at the owner's expense.

Boat Trailers on ELPOA Property - Any boat trailers that are parked on the ELPOA's property need to have the owner's lot number and name on the trailer for identification. Any unmarked trailers will be moved.

Reminder - If you have a property improvement permit and your job is complete, please call 502-514-1592 so we can do our inspection and return any road-deposit checks.

Upcoming Events

Watch the ELPOA website and Facebook page for upcoming member events!

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.

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.

LOTS FOR SALE!

Contact ELPOA office
for pricing
and locations.



Tony Sloma



Janetta New



John Bladen



Ashley Byers



Zach Juett



Anastasia Juett

Security

Cheri Fredelake Cherifredelake160@gmail.com

I am going to try to hit on a few things here. The 2020 season is almost upon us. I want to just try and refresh everyone's memories.

I want to make sure everyone is aware that your dues are due on March 1. After March 1, the 2019 stickers will no longer get you through the gate. The guards will be stopping all vehicles, and ID may be required to prove you are the actual property owner. This is due to the fact that family members, not just the owners, are given stickers now instead of the old family passes. If you are the property owner and haven't paid your dues by March 1, you may be stopped at the gate and asked for ID if the guard doesn't know you.

If you are a family member with a 2019 sticker on your vehicle and the dues are paid, you will not be permitted entry without a pass. If the dues on that particular property are not paid, you will not be permitted to enter. Again guards will be asking for ID if you say you are the owner and they do not know you.

Please be sure to put your new stickers on your vehicles as soon as possible. Also please try to get them to your family members as soon as possible. This will avoid a lot of unnecessary confusion at the gate.

Stickers are to be peeled and placed on the driver's side of the windshield. Stickers are not to be laminated and held up for identification or taped on the windshield.

You will also need to fill out a new form if you want your children 18 years or older to be able to write passes. This is only for children of the property owners. This is for children 18 years or older.

You will also need to update any contractor forms, especially if you are having someone doing your yard mowing this year or construction on your home or dock.

Please also try to leave a contact number for the guards at the gate. This helps with letting you know about packages, contractors or those unexpected guests or issues that may arise.

If your dues are not paid, you are not permitted to use any of the common areas. This includes but is not limited to the beach, lake, dam, reservoir, and trash dump. You are allowed to use the road to and from your house only.

If you have any issues with dogs running loose, please fill out a complaint form at the guard house. Also be sure to call the dog warden Charlotte at (502)514-2140. For any other complaints, please fill out a complaint form and I or someone on the board will look into and address the issue.

Please, as always, be patient and understanding with the guards as they are just doing their jobs. Feel free to contact me with any issues or concerns you have with the gate at (502) 750-1187.

Road report

Jim Millar emillar75@gmail.com

Road improvements for 2020...

We have developed the road improvement plan for 2020. Priority was given to maintenance of the main road and side roads not addressed in 2019. Another application of dust suppressant will be applied to the main road. Weather permitting, we plan to have the main road maintenance and dust suppressant application completed by Memorial Day. As always, please respect the 15mph speed limit.

You may wonder why we are continuing to do rework and repair to the main road after completing the road reconstruction project. About a third of this year's effort is for the first mile (from the hairpin to the dam) not included in the reconstruction project. That mile was the test mile done over 10 years ago. For the other sections, there are locations that are very steep and will continue to require more gravel to maintain the roadway crown as there is erosion of gravel and damage from the travel of heavy trucks. Further, as the reconstructed roadway settles in, there will be soft spots to repair.

Sorry, there will be potholes. We will do our best to repair them as they appear, at least the major ones. However, to reduce or eliminate them, will require improving the crown and drainage of the roadway. This is why the maintenance work is so important. The roadway reconstruction project made a huge improvement to the roads. And, we are very appreciative for all those involved with that effort. But, given our subsurface conditions and steepness of our roads, we will be ever challenged to maintain what has been done and to improve conditions. Always, a work in progress.



Michael Cramerding and Molly Cramerding
Lot 12

AriAnne Cohen Living Trust
Lot 1399

Brent and Allison Craigmyle
Lots 357

**PROTECT
OUR
ROADS!**



TISCH REAL ESTATE, LLC

Spring will soon be here! Get your place ready for the summer!

PeggieTisch-Rollins, GRI, Owner/Broker 502 750-2005 502 484-3652 Peggie@tischrealty.com
Melissa Kemper, Broker 502 750-1384 502 484-5562 mapkemper@aol.com

Working hard for buyers and sellers to find that perfect place to build lasting memories and fun times! If your dream property isn't available we will keep you posted of all new listings and you'll be the 1st to know what is available!

**Contact us if you want a Realtor that is honest, has integrity and works for you!
 CALL TO SCHEDULE A PRIVATE SHOWING OF ANY LISTINGS!**

| | | | |
|--|--|--|---|
|  | Cedar sided home nestled in the trees with easy walk to your own dock (With a little creativity it could be totally awesome! New roof was put on April 2019! \$154,900 |  | Cottage on two lots not far from entrance and Deer Lake. Enjoy all Elk Lake has to offer in this affordable property. \$49,000 |
| You will be amazed at the transformation that is in the process! all on 8 lots! Has a seasonal view of lake! SOLD | Totally remodeled and move in ready! Pie Shape Lot SOLD Listed at just \$299,000 |  | HOME & Garage! One of the best lots on the lake home has screened-in porch & enclosed porch! CH/A pool table and new flooring \$289,000 |
|  | WATERFRONT lot, just inside of no wake. WOW! ONLY \$26,600 |  | Double Lot! Two Docks. Build your dream home Has been perked \$49,000 |

***GOD BLESS AMERICA,
 PRAY FOR OUR TROOPS
 Celebrate our Freedom!***

CALL, TEXT, EMAIL REGARDING YOUR PRIVATE TOUR OF THE LAKE!!!! **See contact info above!**



SERVICE.....WHEN YOU NEED IT!

FOR A FREE NO OBLIGATION QUOTE, PLEASE GIVE US A CALL

859-525-9200

Florence, KY

859-824-5000

Dry Ridge, KY

BUSH REALTY

Bentley Bush

147 W. Seminary
 P.O. Box 66
 Owenton, KY 40359
bushrealty@aol.com

Cell: (502) 593-5086
 Office: (502) 484-2295
 Fax: (502) 484-0735

**BROKER/OWNER
 FARMS-HOMES-ACREAGE
 APPRAISALS & AUCTIONS**



www.bushrealty.com



**342jacks.com
 859-342-5225**

We are a full service glass company serving the Northern KY and greater Cincinnati for over 74 years. We offer Auto glass replacement, Residential windows and glass repair and replacement, Showers doors, commercial glass store fronts, custom screens and screen repair, mirrors and table tops. We offer Elk Lake residents on-site window repair and replacements.



WHITE CLOUD Communications

Formerly Inside Connect Cable

Proud to Serve Elk Lake with:

- The Fastest Internet Available in Owen County with speeds up to 200mbps
- HD Cable TV
- Home Phone with Unlimited Long Distance

Office located at

150 Progress Way in Owenton

Call us at

(502) 484-9975

Or find us online

www.getwhitecloud.com

Let's Find You a Lakehouse !!
GET THE UPDATED LIST ... 502.484.4411

... 'The Place To Be' all year long...
 ... Super Lakehouses to See...
 ... Fun Memories to Begin...
 ... Call for More & Tour...



\$173,900 .
 So many possibilities... Log Cabin
 Interior with Poured Foundation.
 Private & Open Space. 2 Bd / 2 Ba
 ... Main Level is Open Living/
 Kitchen/ Half Bath/ Large Deck...
 make the most of a Great View !!!



\$199,900.
 2 Bed/ 1 Ba / Fireplace + Screened
 Porch for more
 Entertaining Space.. Cozy & Open
 Easy Slope ... Dock for boat and
 entertaining... Fire Pit Dry Stor-
 age , Waterfront ...



\$244,900.
 4 Bed/ 1.5 Bath + Outdoor Shower
 Waterfront... Screened Porch + WBFP
 Deck + Dock. 1st Floor = New Roof
 Open Kitchen-Living-Dining-
 Screened Porch 2 Bed/
 1 Bath Lake Level Guest Suite= Open
 game Room-2 Bed/Half
 Bath+Outdoor Shower .

Is Elk Lake a **GOOD INVESTMENT ?**

(& a Great Place to Start Some Fantastic Memories)

120 Properties at Elk Lake
SOLD since 2015
between \$ 495. — \$ 400,000.
Current Values Up To \$ 800,000. +
Ready to Buy or Sell ?

... Let's Talk ...

502.484.4411

LOOKING FOR A LAKEHOUSE ?

VACANT LOTS ** FOR SALE JAN 1, 2020

| LOT # | PRICE | |
|-----------------------|----------|---------|
| 200 | \$10,000 | |
| 221 | \$ 495 | |
| 448 thru 451 | \$ 5,950 | SOLD |
| 479 & 528 | \$ 995 | |
| 513 | \$ 495. | SOLD |
| 847-848-849 | \$ 895 | |
| 869 & 870 | \$ 695 | |
| 874 & 877 | \$ 695 | |
| 926 & 927 | \$ 695 | |
| 929-930-931 | \$ 895 | |
| 1076 | \$ 495. | |
| 1091 | \$ 3,850 | SOLD |
| 1266 | 495. | PENDING |
| 1117 & 1118 | \$ 695. | PENDING |
| 1120-1123 & 1096 | \$3,000 | SOLD |
| 1184 | \$ 495. | |
| 1200 thru 1204 | \$ 1,095 | |
| 1219 thru 1228 | \$14,985 | |
| 1251-1253 & 1255-1257 | \$1,195 | SOLD |
| 1266 | \$ 495 | PENDING |
| 1275 & 1276 | \$ 695 . | SOLD |
| 1295 | \$ 495 | SOLD |
| 1305 & 1306 | \$ 695 | |
| 1360-1366 | \$5,950 | SOLD |
| 1369 | \$ 495. | SOLD |
| 1532-1534 | \$4,500 | |
| 1537 & 1538 | \$ 695 | |
| 1540 & 1541 | \$ 695 | |
| 1559 & 1560 | \$ 695 | |
| 1570-1571-1572 | \$ 895 | |
| 1582-1583 | \$7,000 | |

WATERFRONT OR VIEW

64 w/dock \$34,900.
 622 \$24,900
 767 \$34,950



**ALTMAN
 REALTY**

502.484.4411

Sam Altman

Broker, REALTOR®, GREEN

...selling new & previously loved...
 Farms-Homes-Elk Lake Resort-Owenton
 and many more

email: sam-altman@vol.com

www.sam-altman.com

Altman Realty .
 475 Elk Lake Resort Rd . Ste 24
 Owenton, KY 40359
 Sam Altman, Principal Broker



**# 1 SELLING AGENT
 SINCE MAY 1, 2008**



Sales and Services

NOTE: E.L.P.O.A. does not recommend or endorse any of the advertisers in this newsletter.



CROSSCUT TREE REMOVAL

Tree Removal – Stump Grinding – Fall Cleanup

James Cross, Owner
2515 Slippery Rock Road
Owenton, Kentucky 40359
(502) 750-2377

ROB COOK CONSTRUCTION

Specializing in docks, decks, roofs, siding, replacement windows, remodeling and new construction. Contact me at **(502) 682-4398**.

Free estimates. Have references. 20 years experience.

LAKEFRONT lot for sale

Lot #303 Asking \$37,500

Ronald Schwab
360-402-1201 / versalrfs@aol.com

WANTED:

Pontoon boats, boats, or abandoned vehicles. Contact Danny Hudnall (502) 484-5358

AHLERS LAKE SERVICES

Bobcat work, gravel driveways, shorelines
Boatlift sales, repair and relocation
Dock and gazebo construction
FREE estimates

Bobby Ahlers is a lake resident and can be reached at 859-200-6318 or bobbyahlers@live.com

ADVERTISE IN THE ELK LAKE SHORES' SHORELINES newsletter at these rates PER MONTH —

\$5.00 FOR SALES AND SERVICES SECTION

\$10.00 FOR BUSINESS CARD SIZE AD

\$20.00 FOR 1/4 PAGE AD

\$40.00 FOR 1/2 PAGE AD

\$60.00 FOR 3/4 PAGE AD

\$80.00 FOR FULL PAGE AD

Email

elpoa@elklakeshores.net

or phone

502- 484-0014

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

February

