

# Elk Lake Property Owners Association

## Elk Lake Shores *Shorelines*

Volume 18, Issue 1

[www.elklakeshores.net](http://www.elklakeshores.net)

January 2020

### *From the president*

Scott D. Jones [jnesscott1396@yahoo.com](mailto:jnesscott1396@yahoo.com)

### Happy New Year

As the New Year is upon us, we, your ELPOA Board members, are making plans for 2020. First on our list was to change up the committee chairs a bit. So what is a "Committee Chair"? We, as a nine member Board, divide up the activities/responsibilities of the ELPOA and delegate a Committee Chair to facilitate the day-to-day, week-to-week needs of the committee and then report back to the nine-member Board. As a collective Board, we vote on decisions brought to the Board by the committee chair. The 2020 lineup is as follows:

**Scott D. Jones** – President and Chair of the Rules Enforcement Committee.

**Jason Wainscott** – Vice President and Chair of Lake and Marina. Jason will handle anything regarding the lake such as water testing, fish reports, and our hope for 2020 is the first of many Boater safety courses. Jason did a wonderful job with the Buildings and Grounds committee and I expect we will see the same regarding Lake and Marina.

**Vickie Boerger** – Secretary and lead planner of Annual Meeting. Vickie will also help in managing the Board's activity calendar. Her attention to detail make her the perfect fit for these roles. Our goal is for the Annual Meeting to be an "event," so any volunteers to help here would be appreciated.

**Tom Goldschmidt** – Treasurer. This is a big job and we are grateful for Tom's leadership here.

**Patrick Tessier** – Chair of Membership Committee. Patrick is often the face of ELPOA to all new members and he does a great job.

**Bill Sprunk** – Bill will assume duties of the Buildings and Grounds Chair. Another big job to coordinate with Bruce Wash is on the maintenance issues we are faced with each year.

**Bill Fister** – Bill has agreed to take on a special project to review the Warranty Deed, the By-Laws, and spearhead any legal actions available regarding delinquent dues.

**Jim Millar** – Jim will Chair both the Dam Committee and Roads Committee. Jim was an invaluable resource for ELPOA and its members in overseeing and explaining what was hap-

pening at the dam last year. He will continue in the role and oversee the roads maintenance schedule as well.

**Cheri Fredelake** – Chair of Security. Cheri has done a great job working with the staff regarding training, scheduling and problem solving. We are grateful that she is continuing in this role.

**So now that you know the lineup ... what is the wish list for 2020?** Well, first, if you happen to stop by the marina, you will notice the dock is gone. We are in process of rebuilding the dock. Our plan of attack is weather dependent. Our hope is to replace everything including the post but the water level may change this. One way or another we will have a new dock ready for the members come spring. For those of you who have offered to help, we will reach out as soon as we have a date.

We are hoping to spruce up the front gate including building a structure for the unsightly mailboxes. We will most likely post a couple of designs for your review and commentary.

Boater Safety Classes are something we have discussed and this year we hope to make happen. Our goal is to have classes each month in early spring/summer. Jason will communicate this to the community. For this to be a success, we need participation. Even if you do not feel the need for safety classes, I ask that you participate. Nothing worse than new members showing up and they are the only ones attending!

Last year was the first year to host the annual meeting in May versus October. No doubt we increased attendance but I am hoping to make this an event that all look forward to. Stay tuned as we share our ideas. And if any of you have ideas, please let Vickie Boerger or any of us know.

Bill Sprunk has been working hard on a new Road Signage Plan. As most of you know, the lot numbers are not exactly in order and it is hard for an outsider to find you. Most importantly, it is hard for Emergency Services to find you. Bill will share more as we have finalized the plan.

And lastly, I hope to develop committee volunteers. Last year I reached out and several of you signed up. I mistakenly

(continued on pg. 2)

## *President's report continued*

decided to organize this in April, right before the season began, but our scheduling was derailed with Easter, Mother's Day, Graduations and I had shoulder surgery. Before we knew it, it was late June. This year I will reach out in mid-January. I have posted a separate article that addresses the committees.

Happy New Year and get ready for a great 2020 season!

## *Be a Volunteer!*

Scott D. Jones [jonescott1396@yahoo.com](mailto:jonescott1396@yahoo.com)

### **Let's make Elk Lake better than ever!**

We can achieve this with the help of volunteers. Elk Lake is such a fun place now but could be even better if some of you are willing to help just a bit. I have stated many times that being involved in the Association has been so rewarding by meeting wonderful people in our special community. Listed below are a few committees that I would love having members running.

**New Member Welcoming Committee** – Patrick Tessier does a great job as Membership Chair, but imagine as a new member getting a visit from a small entourage of members welcoming you to the lake. That is community!

**ELPOA Photographers** – This year I plan to dig up the history of the lake including old pictures. To keep this going for future generations we need a few photographers who will bring us photos to highlight the year. There are plenty of pictures being taken at the lake, but the association is not getting them. Imagine 10 years from now looking back at highlights from the 2020 season.

**Election Committee** – The election of new Board Members should really be run by a group (four or five members) completely independent of the current Board. The activities are pretty simple. You post the election and candidate forms; collect the candidate forms, mail out ballots, and schedule a time to count them. We have everything you need for this.

**Annual Meeting Committee** – We need fun-oriented event

planners! We need volunteers to help Vickie and the rest of the board plan the annual meeting. This involves planning food and fun activities. There is talk of a pig roast or BBQ cook-off!

**Social Committee** – Elk Lake is not short of parties and fun events. We would like to have some ELPOA sponsored events such as Wine Tasting from Elk Creek Winery, Progressive Dinners, Poker nights, Sporting Clay events at Elk Creek Gun Club, just to name a few. I need two or more people to plan one of these events or another approved event. Grab your neighbor or lake buddy and help plan one of these activities. We will help you.

**Boater Safety Committee** – This is a serious and needed committee. So many new members (like me) buy into the community with no boater experience. Jason cannot run this program alone so if you can help us make Elk Lake a *safer place* for boating fun, we all will benefit.

**Trail Committee** – We have hiking trails that need to be identified and cleared. I have a couple of volunteers from last year but we could use a few more. This is a great winter project.

If you are interested in Volunteering or would like more information, please email me at [elpoa1396@gmail.com](mailto:elpoa1396@gmail.com).

**Annual Dues Statements  
were mailed  
on January 4.  
The 2020 Dues Form  
to receive stickers  
is printed on the back of the**

### **Office hours:**

10am—4 pm Saturday

Or by appointment

### **Email addresses-**

[elpoa@elklakeshores.net](mailto:elpoa@elklakeshores.net)

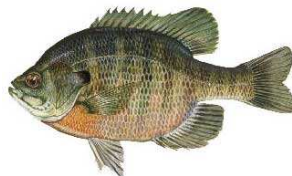
**Guardhouse-** 502-484-2482

**Office phone/fax-** 502-462-0165

**Marina-** 502-484-3181

**Newsletter and email address**

**change-** [jakirk@fewpb.net](mailto: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](mailto:elpoa@elklakeshores.net) **Website-**[www.elklakeshores.net](http://www.elklakeshores.net)

# Financial report

Tom Goldschmidt [tom@gesgoldschmidt.com](mailto:tom@gesgoldschmidt.com)

It looks like the year ended with us not quite reaching our dues budget, but very close. Thanks.

We had the biggest increase in new members that I have recorded as Treasurer. Thanks to all the new members, we should be able to cover the expense of the large dam repair without going into other than the Dam reserve. Going into 2020, I hope we can put the money received, other than dues, to build back our Dam Fund.

We will be making our first payment on the Road Loan, due in March, so it will help with the membership paying their dues in and early and timely manner.

Have a great and healthful 2020 year.

## ELPOA Income / Expense Analysis

Type	Accounts	2019 November Operating Budget		
		Actual YTD	Budget	Balance
<b>INCOME</b>				
	Membership Dues	\$407,135.00	\$411,400.00	\$4,265.00
	Other Income	\$16,390.00	\$16,390.00	\$0.00
<b>Total</b>		<b>\$423,525.00</b>	<b>\$427,790.00</b>	<b>\$4,265.00</b>
<b>EXPENSE</b>				
	Payroll Expense	\$100,446.00	\$113,895.00	\$13,449.00
	Security Expense	\$4,668.00	\$5,750.00	\$1,082.00
	Building & Grounds Expense	\$81,052.00	\$94,690.00	\$13,638.00
	Lake & Dam Expense	\$106,023.00	\$23,390.00	-\$82,633.00
	Road Expense	\$89,719.00	\$102,000.00	\$12,281.00
	Administration Expense	\$62,860.00	\$75,500.00	\$12,640.00
<b>Total</b>		<b>\$444,768.00</b>	<b>\$415,225.00</b>	<b>-\$29,543.00</b>
	<b>Profit / Loss</b>	<b>-\$21,243.00</b>	<b>\$12,565.00</b>	

### Marina Gas

Marina Gas Income	\$33,080.00	\$35,000.00
Marina Gas Expense	\$25,223.00	\$35,000.00
<b>Total Profit / Loss</b>	<b>\$7,857.00</b>	<b>\$0.00</b>

### Citizens Union Bank Loan

Membership Dues - Loan	\$74,000.00	\$74,800.00
Reserve Transfer from Roads	\$22,128.00	\$22,128.00
<b>Total Income</b>	<b>\$96,128.00</b>	<b>\$96,928.00</b>
Interest Expense	\$30,439.00	\$22,128.00
Loan Finance Charge Expens	\$3,093.00	\$0.00
Road Loan Payment	\$31,134.00	\$74,800.00
<b>Total Expense</b>	<b>\$64,666.00</b>	<b>\$96,928.00</b>
Available for Loan Payment	\$31,462.00	\$0.00

### Miscellaneous Income

Miscellaneous Income	\$113,991.00	\$ 49,325.00
Reserve Budget Accounts	\$0.00	\$49,325.00
<b>Profit / Loss</b>	<b>\$113,991.00</b>	<b>\$0.00</b>

# ***Important Notices for Members***

## **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.

***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.

**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](http://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](mailto:Cherifredelake160@gmail.com)

The guards would like to thank the membership for their Christmas bonus, the gifts, food and cards. It was all very much appreciated. I also would like to thank the membership for their generosity towards the guards.

We have been having some complaints about dogs running loose lately. I have been in contact with the county dog warden. She will be filing charges against one owner whose dogs have had multiple complaints. The county has a leash law. You are responsible for keeping your dogs on your property or under your control at all times. If you have an issue with a dog/dogs running loose, please call the dog warden (Charlotte) at 502-514-2140.

The lake is looking at getting some estimates for the painting of the guard house exterior as well as a few other things on the interior. If you are interested, please stop by the gate and see Janetta or give me a call.

Just a reminder (since we have a lot of new members) to be sure the gate has a contact number for you. This is especially helpful if you are expecting packages or for unexpected guests.

### *How do we reach You if needed?*

Lot # \_\_\_\_\_  
 Name \_\_\_\_\_  
 Cell Number \_\_\_\_\_  
 Email Address \_\_\_\_\_  
 Name \_\_\_\_\_  
 Cell Number \_\_\_\_\_  
 Email Address \_\_\_\_\_

Please provide the information listed above and email to [ELPOA1396@gmail.com](mailto:ELPOA1396@gmail.com). Please note that this email address was created to receive this information and is not the address to contact any member of the Board or the Elk Lake office.

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# HAPPY NEW YEAR



*from*



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*Melissa 502 750-1384 Peggie 502 484-3652*

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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
1117 & 1118	\$ 695	
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	

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Email

[elpoa@elklakeshores.net](mailto:elpoa@elklakeshores.net)

or phone

502- 484-0014

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

*January*

