

# Elk Lake Property Owners Association

## Elk Lake Shores *Shorelines*

Volume 17, Issue 6

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

June 2019

### *From the president*

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

#### ***We are off to a great start!***

The Annual Meeting was a big success. It was a beautiful day, hotdogs were on the grill, and a row of ATV's and about 40-plus members gathered under the pavilion.

During the meeting, we reviewed the activities of last year, discussed upcoming priorities for 2019, and at the end tackled a difficult topic. I can't thank the membership enough for the great idea sharing, solid questions, and the respect you all showed to allow me to address the letter you received in the mail the prior week. And I thank all of the committee chairs for their hard work and preparedness for the meeting. Our goal is to build on this and make the annual meeting an "event" that all members want to attend.

The 2019 Season is officially open with Memorial Day behind us. I thought the weekend went well. It was nice to see the many boaters and people out fishing. The only problem I was aware of was excessive noise. As you can imagine, excessive noise is the leading source of complaint we receive. There seems to be some confusion regarding the rules on this matter. Last year I had a member tell me that "quiet time" begins at 11 pm, suggesting that their loud music was not in violation of our rules prior to that time frame. That would be incorrect, as excessive noise is against the rules any time of the day. The rules are read as follows:

#### **Violations of Noxious or Offensive Trade Activity**

Noxious or offensive trade or activities are NOT permitted within Elk Lake or the Property. This includes, without limitation, discharging firearms, excessive noise, barking dogs, the presence of farm animals, etc., which are not permitted in Elk Lake. Such conditions and activities are detrimental to the public health, safety, welfare, property values, and general overall enjoyment of the Elk Lake community.

(continued)

#### **Noxious Activity**

No noxious or offensive practice or activity shall be permitted on any Lot, nor shall anything be done thereon which shall be or become an annoyance or nuisance to the neighborhood or to Elk Lake generally.

Those violating these rules are subject to a fine, and if the same violation occurs within a 36- month period, the member could lose their "Member in Good Standing" status, which means they lose their guest-writing privileges. (no more parties)

So what should you do if you have a neighbor disrupting your weekend with loud music or fireworks? First, I encourage you to approach the neighbor and ask to remedy the problem. If that does not work, you are within your right to call the Sheriff and/or file a complaint form (found on the website) to the Board. We will apply the rule as stated above.

I ask all members to be aware of your activities. If your enjoyment disrupts the enjoyment of your neighbor, it is most likely a violation. Let's make 2019 a great year for safe enjoyment for all!

### **Dam Report**

Jim Millar [emillar75@gmail.com](mailto:emillar75@gmail.com)

#### ***Monitoring going well***

Terracon Engineering made the first formal monitoring on May 1. The monitoring included the new deep leak as well as the older higher leaks. Conditions remain the same as reported at the end of the recent dam repairs. The report has been filed with the State. So far so good.

The lake level has generally remained at or slightly above pool level. With the heavy spring rains, there were a few times when the lake level was higher than desired. However, to adjust the level, there is some concern to continually open and close the old valve and guess the impact of the coming weather and changing conditions. Summer will bring more stability and we will review this issue before next spring.

## Road Report

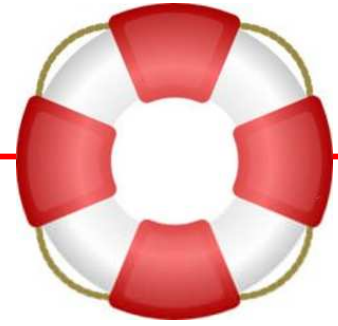
Jim Millar [emillar75@gmail.com](mailto:emillar75@gmail.com)

### ***Dust control application underway***

Dust control is being applied on the main road. Please drive at the posted 15 mph to allow the treatment to settle into the roadway. In addition to controlling dust, the treatment over time and with each additional application will improve the roadway. There is gravel work to be done in a few places before the treatment can be applied. So, dust control applications will continue after Memorial Day.

Rework and improvements for the side roads has begun. This year, we will include Fairview Drive, Lakeview Drive, Walnut Road and Lake Shore Loop. Side roads will be a priority for 2019 and 2020.

Maintenance work on the main road will include mile 1 (Hairpin to the dam) and mile 3.5 to mile 6.



### ***Trainings being held at Elk Lake***

The Owen County Search and Rescue with the Kentucky Dept. of Fish and Wildlife will be conducting their Boater Training Class, along with their Search Dog Training and Bottom-Dragging Training at Elk Lake. This will be on Saturday, June 29, starting at 8am.

They like using Elk Lake as a training ground because our water traffic and wake simulates a live situation.

# ***REMEMBER!***



### **Office hours:**

10am—4 pm Saturday

Or by appointment

### **Email addresses-**

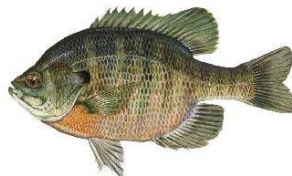
[elpoa@elklakeshores.net](mailto:elpoa@elklakeshores.net)

**Guardhouse-** 502-484-2482

**Office phone/fax-** 502-484-0014

**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.**

@ 8:00am

**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)

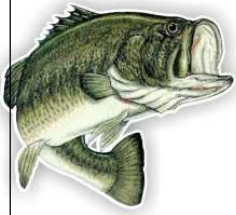
We still have about \$20,000 of budgeted dues outstanding. The board will start the new collection process in June in an effort to recover some of this money.

All of our expense items are running under budget except for the Lake and Dam Expense. We just about have all the expend in for the Dam repair and there should be an adjustment to the reserves accounts to cover those expenses by June financial report.

Thanks for all the people who attended the Annual meeting.

Type	Accounts	2019 April Operating Budget		
		Actual YTD	Budget	Balance
INCOME				
	Membership Dues	\$390,660.00	\$411,400.00	\$20,740.00
	Membership Dues - Roads	\$71,200.00	\$74,800.00	\$3,600.00
	Reserve Transfer	\$38,518.00	\$38,518.00	\$0.00
Total		\$500,378.00	\$524,718.00	\$24,340.00
EXPENSE				
	Payroll Expense	\$32,281.00	\$113,895.00	\$81,614.00
	Security Expense	\$1,024.00	\$5,750.00	\$4,726.00
	Building & Grounds Expense	\$26,745.00	\$99,690.00	\$72,945.00
	Lake & Dam Expense	\$99,380.00	\$23,390.00	-\$75,990.00
	Road Maintenance Expense	\$1,101.00	\$97,000.00	\$95,899.00
	Administration Expense	\$19,840.00	\$75,500.00	\$55,660.00
	Road Rebuild Loan Expense	\$22,128.00	\$96,927.00	\$74,799.00
Total		\$202,499.00	\$512,152.00	\$309,653.00
	Profit /Loss	\$297,879.00	\$12,566.00	
Marina Gas				
	Marina Gas Income	\$77.00	\$ 35,000.00	
	Marina Gas Expense	\$1,597.00	\$35,000.00	
	Marina Gas Income / Loss	(\$1,520.00)	\$0.00	
Miscellaneous Income				
	Miscellaneous Income	\$18,598.00	\$ 49,325.00	
	Reserve Budget Accounts	\$0.00	\$49,325.00	
	Profit / Loss	\$18,598.00	\$0.00	





## *Elk Lake Sportsman's Club*

Bob Duke, president  
[bossofthemoss50@yahoo.com](mailto:bossofthemoss50@yahoo.com)

There seems to be some confusion about the tournament start time last month. I'm not sure where the info came from, but I am not on Facebook or the website, and I don't know who said the tournament started at 8am. As in the past, the start time will be posted at the Guard Shack as you drive in. I'm sorry this was missed by some.

Tournament times can change every month according to the weather. For tournaments starting at 7 a.m., people show up between 6:30 and 7am to get registered and pay the entry fee, and then we launch at 7am. The weigh-in time is also posted at Guard Shack.

We had a great turnout to open the season. I'm keeping track of points again, and because of space limitations, here are the top 5:

Bill Wheatley with 16  
Vince Feix with 14  
Bob Cardosi 13  
Dale Jones 12  
Johnny Duncan 10

Congrats to the winners, Bill Wheatley and son, first place with 11.68 lbs. Second place was Vince Feix and Keith Bufin with 9.39 lbs, and third place was Bob and Joey Cardosi with 8.43 lbs. Vince Feix also had Big Bass at 4.53 lbs.

Hope to see you again on June 8. Times will posted at Guard Shack. This is a great way to meet your neighbors, enjoy a morning of fishing, and maybe win some money.

**FISH ON!**

## **Security**

Cheri Fredelake [Cherifredelake160@gmail.com](mailto:Cherifredelake160@gmail.com)

I want to start off by thanking everyone who came up to me after the annual meeting and complimented our guards. I know they appreciated the pat on the back. They are a good group of people and I encourage everyone to get to know them. Contrary to what some may think, the guards do a lot more than just open and close the gate. They care about the community and its people. So if you have an extra minute on your way in or out, stop and introduce yourself and say hello.

I also want to thank everyone for being patient with the guards over the holiday weekend. We doubled up to try and make things flow smoother. The guards were definitely busy, but there didn't seem to be any issues with owners and guests getting in or out.

There were several complaints, though, about loud music and ATV's. I will tell you that the police were called, and they did come out for both issues. Quiet time begins at 11 pm. However, please remember that no matter what time of the day or night, we should all be respectful of others. Your choice of music (and the volume that you enjoy) may not be for everyone or appropriate for every age. A little consideration goes a long way.

As for ATV's and Side-By-Sides, I understand they are fun to ride. I have an ATV myself. However it costs a lot of money to maintain these roads. Not to mention there are several blind spots on these roads that make it difficult to see what's over the next rise or around the next bend. We all need to act responsibly. We need to be considerate of the speed limit and respectful of the property we are riding on. We all need to make sure our family and guests understand the rules regarding ATV's and Side-By-Sides.

When it comes to complaints, it is up to the property owner to fill out the complaint. The guards cannot do it for you. It is also up to the property owner to call the police if they determine it's necessary. The police will come out and they will not give out the caller's name. Having a written complaint with as many details as possible and having a police report also helps the board when it comes to dealing with the issue. The board does try to address every issue if at all possible. What it all comes down to is all of us taking responsibility for ourselves and our actions, showing consideration and having respect for others.

## **GOLDEN TRIANGLE REALTY, LLC**

405B Roland Avenue, Owenton, KY 40359

**502-484-0007** [www.gtrky.com](http://www.gtrky.com)

**Member of Northern Kentucky Multiple Listing Service**

**Dave Jones**  
**Principal Broker**  
**502-750-2400**

**Tina Eades**  
**Realtor**  
**423-215-0943**

**“SUMMER IS ALMOST HERE. READY FOR BOATING,  
SWIMMING, FISHING?? OR A DRIVE AROUND THE LAKE IS  
BEAUTIFUL”**

**FISH, AND RELAX, ON THE LAKE**

**LOT 1334** - Gorgeous View, Gorgeous House, Gorgeous Decor. Located on the Main Lake with PANORAMIC VIEW. Home has 4 Bedrooms and a LARGE LOFT for the extra guests. Large Family Room in the WALKOUT Lower Level with lots of upper and lower DECK AREA. Newer Dock, Newer Rock Wall at the Water, Newer Steps to the Lake, Storage Shed, Boat Lift, and Newer Dock with a Covered Area. New METAL ROOF & GUTTERS, New Heat Pump/AC Unit, New Refrigerator and fresh interior painting. Ready to bring the Boat, move in, and ENJOY. **MLS 525398, \$379,000**

**LOT 1404** - A beautiful A-Frame with additional 4 lots with large, 24' X 60', pole barn for your boat storage. This home offers 3 bedrooms with an additional loft bedroom. This property has a two level deck overlooking the lake. The boat dock comes with two boat lifts and a boathouse for storing all your boating equipment. There is an additional storage shed located close to the home for all you lawn care equipment. This home offers GREAT VIEWS and DEEP WATER!! **MLS 526301, \$289,000.**

# ***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 for storing your boat/trailer at the lodge parking area. Parking for the day or week-end 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.

***Do you know every one of the boating and swimming rules at Elk Lake?*** Read up, get smart and save a life! [www.elklakeshores.net](http://www.elklakeshores.net)

**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.

**Aluminum Recycling** – The aluminum recycling bin has been removed from the garbage depot by the County due to misuse. They had to keep removing regular garbage from the bins when emptying so they just decided to remove it.

***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.

### **ELPOA Board Meetings 2019**

Jun. 15, 9 am  
Jul. 20, 9 am  
Aug. 17, 9 am  
Sep. 21, 9 am  
Oct. 13 - Election  
Oct. 19, 9 am  
Nov. 16, 9 am  
Dec. 21, 9 am

## **LOTS FOR SALE!**

Contact ELPOA office for pricing and locations.

**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](http://www.bushrealty.com)



**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*

Greg Estes  
Carpenter

**Estes Construction**

**NO JOB TO BIG OR TO SMALL WE DO IT ALL**

Fully Insured/ Free Estimates

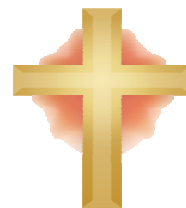
All interior, exterior, poll barns, roofing  
Custom building, New construction, concrete.

502/370/7374  
[Estesowenton@gmail.com](mailto:Estesowenton@gmail.com)

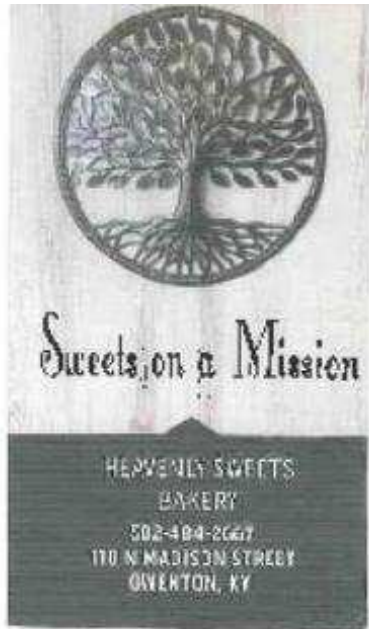
**ST. EDWARDS CATHOLIC  
CHURCH**

ROUTE 22 – OWENTON

**EVERY SUNDAY MASS 8 A.M.**







## Waterfront Lake House w/Great View

Elk Lake Lot #337 on Hillcrest Drive

- Convenient location to entrance
- 3 bed/2 full bath on ONE ACRE
- Approx. 2100 sq. ft. finished
- Walkout basement to 10'x30' screened porch w/ceiling fan
- New grilling deck off kitchen
- 12'x30' Trex deck facing lake
- 16'x16' Trex dock, deck & walkway to shed
- Electric boat lift
- 300' lake front w/native rock & concrete sea wall
- Fire pit matches sea wall
- 2-1/2 car detached garage



**For Sale By Owner**  
**\$285,000.**  
**Call Jim 859-537-0432**  
 Shown by appt. only



**JD TREE SERVICE**  
 (859) 363-0246  
 (859) 803-1773  
 No Tree to Small or Large

When Experience Counts, Call us for  
 all your Tree Service Needs!  
**Fully Insured**  
**FREE ESTIMATES**





# TISCH REAL ESTATE, LLC

502 484-4586 [www.Tischrealty.com](http://www.Tischrealty.com)



Peggie Tisch, GRI, Realtor/Broker, 502 750-2005 502 484-3652 [Peggie@tischrealty.com](mailto:Peggie@tischrealty.com)  
 Melissa Kemper, Broker 502 750-1384 502 484-5562 [mapkemper@aol.com](mailto: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 1<sup>st</sup> to know what is available.

**Summer has Arrived!**

**CALL TO SCHEDULE A PRIVATE SHOWING OF ANY LISTINGS!**

**Close to entrance!** Totally remodeled and move in ready! New drywall, walls, insulation, flooring, fixtures, showers, granite tile, heating and air, and more. Easy walk to water with very gentle slope. Pie shaped lot with more lake frontage (approx 150 ft). Full finished basement with master bedroom. If you have been looking for a lake house, you don't want to miss this one! New deck! New Patio! The work is done, just come and HAVE FUN. \$299,000



HOME & Garage! One of the best lots on the lake with nice home, screen porch & enclosed porch! \$299,000 \*



Adjoins Waterfront Association lot w/dock, screened porch, nice place to get away. **PENDING**



**WHAT YOU HAVE ASKED FOR\*\*\***  
 LOT 303-lakefront, Mostly cleared, near entrance, build your dream and enjoy the good life. \*\*

WATERFRONT lot, just inside of no wake. Not many left \$34,000



**GOD BLESS AMERICA,  
 PRAY FOR OUR TROOPS**

CALL, TEXT, EMAIL REGARDING YOUR PRIVATE TOUR OF THE LAKE!!!!



150 Progress way  
Owenton, KY

- **Blazing Fast Internet**
- **High Definition Cable TV Service**
- **Unlimited Phone Service**  
(Local & Long Distance)

**Fastest internet  
in Owen County!**  
200M internet now available  
**502.484.9975**

[www.iccable.com](http://www.iccable.com)



**Call for More & Tour. 502.484.4411**



**\$ 276,900. 2 Bed/1 Ba / MASTER SUITE with Lg Bath/Bedroom & Porch overlooking Elk Lake** High ceilings ,wrap around windows to see the natura . Handcrafted Amish Bead-board Cab,Granite, Pella Thermastar Windows, Pella Fr Doors,metal roof,



**\$ 219,900. 2 Bed/1 Ba / Fireplace + Screened Porch for more Entertaining Space.. Cozy & Open Easy Slope ...Dock for boat and entertaining...Fire Pit Dry Storage 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 .**



**\$ 74,900. 2 Bed/1 Ba on 4 Lots + Bonus Room Lakehouse ,room to expand,provides water access & woods. Private Deck ready for grilling and bird watching**



**\$ 49,900. 1Bed/1 Ba 1 Lot In the Woods &Starry Nights ! Great place to relax write/read. This little cottage is away from the city . Peaceful and ready ...**

**LOTS FOR TOY BARNS/ JUST RIDING or WALKING TRAILS \*\*\* FOR SALE**

221, 479, 513, 528, 767, (847-849), (869-870) , 874, 877, (904-905), (926-927), (929-931), 933, 961, 964, 1076, (1117-1118), 1184, (1200-1204), (1251-1257), 1266, (1305-1306), (1360-1366), 1369, (1537-1538), (1540-1541), (1559-1560) , (1570-1572)

**WATERFRONT LOTS.**

#1160 @ \$23,900.  
# 64 w/ dock @ \$34,900.

**Sam -Altman @ vol.com  
502.484.4411**

**OFF WATER LOTS**

# 622 @ \$ 24,900.  
# 1219 thru # 1228 @ \$ 14,985.  
# 200 @ \$ 10,000.  
#200 w/ Boat \$ 13,000.  
# 1582-1583 @ \$ 7,000.

**502.484.4411**

**LOOKING FOR A LAKEHOUSE ?**

**Call Now for Information !**

**Elk Lake Shores**— Just around the corner from Elk Creek Vineyards ..... a 240 acre lake for water skiing, fishing, boating, .....

**Isn't It Time You Had Your Own Place at ELK LAKE ??**

**What are you Waiting For ???**

**Relax Now !!!**

**SOLD**



**\$ 269,900. 2 Bed/2 Bath / Two 1st Floor Bedroom Suites, Two Fireplaces, Open Kitchen/Dining, Large Lower Level Walk-Out, Covered Deck, Large Dock, Stone Fire pit, Concrete Driveway , Great View, 2 Lots Waterfront**

**PENDING**



**\$ 199,900 3 Bed/1 Ba / Brick wbf Fireplaces/Large Lot, Double Deck Dock, Newer Windows,Just big enough, Easy Care Come enjoy the summer !**

**PENDING**



**\$ 64,900. Looking for a ... FIXER UPPER ??? Apprx 1100 square feet.. 2+ Bedrooms 1 Bath... This one is near the Gate and Marina and has a Lake View... 3 Lots 143 & 190 & 189 could be your next Fun Project!**

**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



**# 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**

### **Ronald Ellis**

**(502) 514-2596**

Remodeling work, drywall, tile and painting  
45 years experience

### **Landscaping & Mowing**

Free estimates Jon Perkins  
**(502) 514-1987**

### **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](mailto:elpoa@elklakeshores.net)

or phone

502- 484-0014

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

