

# Elk Lake Shorelines

Volume 20, Issue 2

elklakenewsletter@gmail.com

February 2022



Elk Lake Property  
Owners Association

## **Elk Lake Information:**

Regular Meetings for  
ELPOA are the third Satur-  
day of each month @  
9a.m.

**Office Hours:**  
Saturdays  
10 am. – 4 pm

### **Contact Info:**

elpoa@elklakeshores.net

**Guardhouse:**  
502-484-2482

**Office phone:**  
502-484-0014

**Marina:** 502-484-3181

**Newsletter:**  
elklakenewslet-  
ter@gmail.com

**Website:**  
www.elklakeshores.net



## **President's Note**

Bill Fister    WEF5858@aol.com

Hoping everyone is warm and dry and as healthy as can be expected and we brave the brunt of our winter season.

One of my favorite perks as a full timer down here is the privilege of getting to enjoy my morning beverage on my porch looking at the lake and listening to the symphony of sounds it provides. Of course, it's more fun in the summer with all of the activity associated with the lake in full swing and Mother Nature sending her full compliment of creatures to entertain us. But just yesterday, as I briefly braved the cold morning on the deck, I was serenaded by the noises that a frozen lake makes in addition to our usual morning birds. If you haven't experienced it, I can only equate it to the snap, crackle, pop of Rice Krispies with the occasional ghostly groan. I had to check to make sure I hadn't accidentally mixed bourbon into my coffee. If you have the opportunity to make it down during the winter, spend a few minutes enjoying yet another unique aspect of lake life.

This week's snow gave us some beautiful scenery but also provided a little treachery on the travel in and out of the lake. Bruce did an amazing job of making the roads safe for us. Hats off to him and his hard work. Also hat's off to Lee in the office. Even with the virus, she continues as always, to get things done. Lee puts in a ton of time in our office. Certainly, more than was expected when she took the job. She's in at least two evenings a week to make sure everything is on track in addition to her Saturday hours. There are countless things handled by email as well. We are lucky to have both Lee and Bruce. (Continued on next page).

### **New Members**

Timothy & Karen  
Shields

Lot # 6

## President's Note Continued

This past month, the planning committee met to whiteboard the ideas for the short and long term vision for improvements at our lake. We hope to prioritize them, slot them into different categories and present our vision at the May annual meeting. While some of our goals are a little pie-in-the-sky, I think we have some legitimate, achievable goals that can contribute to this year's summer enjoyment. Our list is a working one, and we invite any and all suggestions for improvements. Again, our goal is simply to exceed the expectations of our landowners, to improve the lake and build an even better sense of community for those that want that. If nothing else in the short term, we hope to resurrect our spring clean-up event, including large garbage item pickup to spruce up things a bit heading into the season and make some improvements to the playground at the pavilion.

Remember, if you have building plans for sheds, dock improvements, room additions, etc., to get those plans submitted for approval before you start. The rules for those can be found on the website or you can direct questions to Dan or Ed on the board.

I would be remiss if I didn't make a shout out to our local professional football team. My letter is being written prior to the big game this weekend but what a fun season it has been for all of us that follow the Bengals. Win or lose this opportunity to go to the Super Bowl, it was fun being a fan of a team that was relevant in January. I'm sure we will see a few more Bengal flags this season to go along with our UK, UC, Xavier, OSU, Louisville, and Reds banners. (Sorry if I missed your team.) Maybe this summer, we could have a WHODEY chili cookoff at the pavilion.

On behalf of the board, stay safe and healthy. It's not so long until we put the plug back in the dam and get out on the lake.

## Financial Report

Jason Wainscott fullserviceauto@hotmail.com

I want to go ahead and remind everyone that the 2022 ELPOA Dues Statements have been mailed out to all members. So be looking for those statements in the mail and remember that they are due back by the first of March per the ELPOA By-Laws. A big thank you to those members who make their dues payments early and on time. We have two months of operation before those funds are required to be received. Thankfully we now have a generous reserve to cover any costs until those funds are received. We understand that life happens and sometimes assistance is needed. If you find yourself in one of these situations, please feel free to contact me at 502-514-1592 or the ELPOA office at 502-484-0014 and let one of us know and we will do whatever we can to help. Late fees will be added to delinquent accounts.

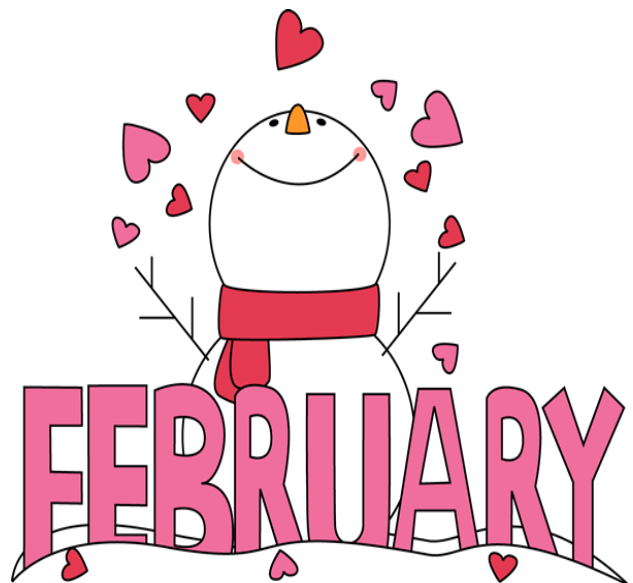
The road loan payment has been paid for 2021 and we are looking to allocate a portion of the Miscellaneous Income to pay down on the principle. The current balance is \$433,812.42.

We have done a terrific job on building up our reserve accounts since

restructuring the dues to make sure that the Membership dues, minus the road loan portion of \$200.00, cover all operating costs of the ELPOA.

Keep in mind that this info is from the December Financials, and we still have a few weeks of expenses left.

Lastly, the Full Audit of FY 2020 has been finished. It will be available for viewing at the ELPOA Office by the May 1<sup>st</sup> deadline per the ELPOA By Laws Article VI Section 32 b. Everything looks good from the audit.



		Actual	Budget	
5000	Revenues	651,923.52	581,100.00	(70,823.52)
6500	Payroll Expense	\$126,684.48	\$124,456.00	-\$2,228.48
7100	Security Expense	\$7,622.93	\$6,450.00	-\$1,172.93
7200	B&G Expense	\$100,765.30	\$109,250.00	\$8,484.70
7300	Lake & Dam Expenses	\$6,468.15	\$15,500.00	\$9,031.85
7330	Marina Gas Expense	\$34,619.75	\$36,000.00	\$1,380.25
7400	Road Maint Expense	\$139,793.64	\$122,700.00	-\$17,093.64
7500	Road Loan	\$69,793.88	\$69,793.88	\$0.00
8000	Admin Expense	\$62,867.10	\$70,477.00	\$7,609.90
	Total Expenses	\$548,615.23	\$554,626.88	\$6,011.65
		\$103,308.29		

5500	Marina Gas Revenue	\$36,102.10	\$36,000.00	
7330	Marina Gas Expense	\$34,619.75	\$36,000.00	
	Move to Gas Reserves	\$1,482.35		

5213	Road Loan - Dues	\$75,400.00	\$75,200.00	-200.00
7500	Road Loan - Expense	\$69,793.88	\$69,793.88	
	Road Loan Balance	\$433,812.42		

	Actual	Budget	
5210 · Membership Dues Cover Operating Expenses	\$419,951.32	\$413,600.00	
Operating Expenses	\$444,201.60	\$448,833.00	
	-\$24,250.28	-\$35,233.00	

Misc Income	Actual EOY	Budget	
5000 · Revenues			
5110 · Publication sales	\$72.57	\$50.00	
5211 · Pre-Paid Membership Dues	\$1,085.00		
5212 · Membership Dues-Past	\$6,900.00	\$5,000.00	
5215 · Late Charge	\$2,900.00	\$2,000.00	
5216 · Sticker Fees	\$3,610.00	\$2,500.00	
5225 · Initiation Fees	\$57,500.00	\$35,000.00	
5310 · Interest-checking/savings	\$246.47	\$350.00	
5330 · Lodge Rentals	\$750.00	\$500.00	
5335 · Slip Rentals	\$3,750.00	\$3,000.00	
5410 · Asset Sales-gross	\$24,200.00		
5450 · Advertising revenues	\$3,576.00	\$3,500.00	
5460 · Donations	\$500.00	\$400.00	
5465 · Holiday Fund	\$0.00		
5470 · Fines/Other Miscellaneous Fees	\$100.00	\$1,000.00	
5490 · Miscellaneous revenue	\$15,280.06	\$3,000.00	
	\$120,470.10	\$56,300.00	\$64,170.10



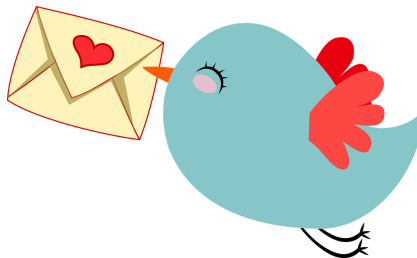
## Important Notices for Members Cont.



- ♦ **Do NOT park vehicles at the dam unless you are launching a boat which will be taken out the same day (All other vehicles will be towed)**
- ♦ **Lots for Sale!** Contact ELPOA Office for pricing & locations

### **Reminder:**

- ♦ If you have a property improvement permit & your job is complete, please call 859-802-1300 so we can do our inspection and return any road deposit checks
- ♦ ELPOA is accepting donations for any area that needs it! Donate to roads, beautification, security, lake & dam, etc. Please contact ELPOA office for additional information
- ♦ Please do **NOT** use the Post Office Box as it is only checked for election ballots or special Board mailings.
- ♦ Office mailing address: 445 Elk Lake Resort Road Owenton, KY 40359

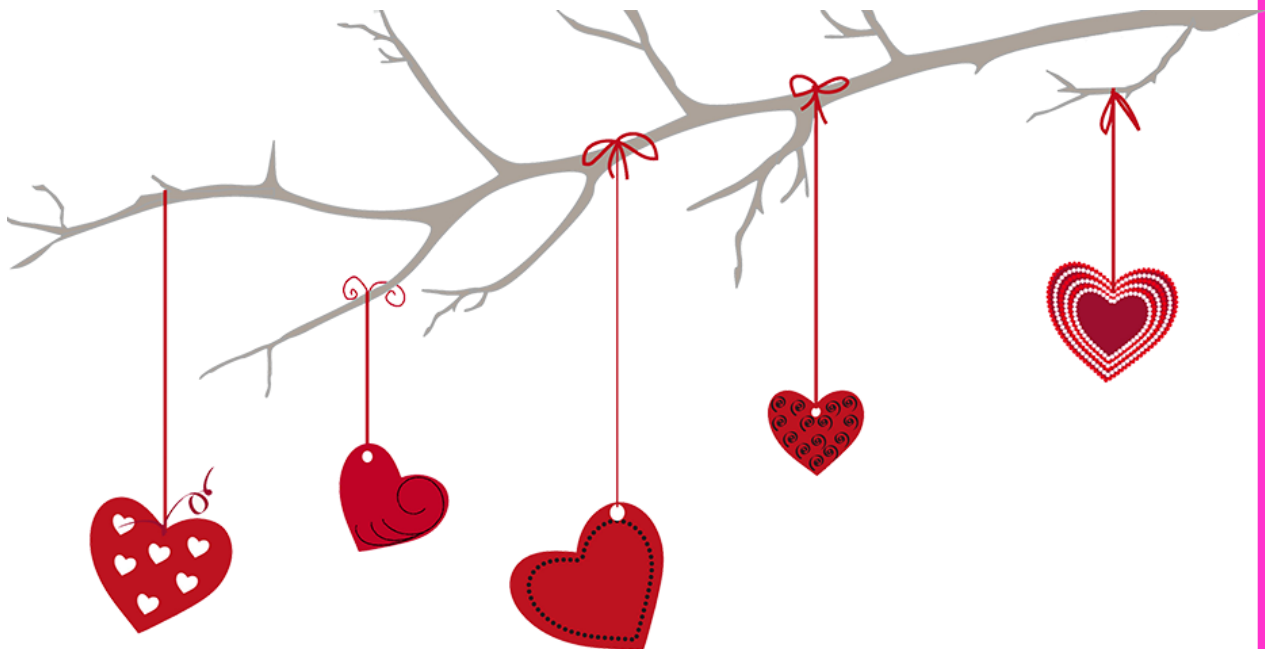




## Important Notices for Members



- **New Member Committee meets on the third Thursday of the month @ 7p.m.**
- ♦ **ELPOA board meetings will on the third Saturday of the month and are open to all members.**
- ♦ **Boat/Trailer Storage at Lodge Parking Lot: \$25 monthly fee; Contact ELPOA office for more details, Parking for day/weekend is allowed, All other boats/trailers will be towed at owner's expense.**





## 2022 ELPOA Annual Dues Form

Primary (House location) Lot # \_\_\_\_\_ Other Lot(s) # \_\_\_\_\_

Member Name(s) \_\_\_\_\_

***Has anything changed? If so, please update:***

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Primary Phone Number \_\_\_\_\_

cell phone \_\_\_\_\_ e-mail \_\_\_\_\_

cell phone \_\_\_\_\_ e-mail \_\_\_\_\_

**All Vehicles entering the ELPOA Gate will require a Vehicle Sticker or have a Guest Pass on their windshield at all times while on ELPOA property**

### Vehicle Stickers

Each Member is issued up to four automobile window stickers for their and Immediate Family's automobiles. If the Member requires more than four stickers there will be a \$10.00 charge for each additional sticker. To receive additional stickers you must list the name (immediate family only). Example: Member has four automobiles and three children requiring stickers – you get four stickers with your Membership – you pay \$30.00 additional for three additional stickers. Maximum additional stickers will be SIX.

Name \_\_\_\_\_ Relationship \_\_\_\_\_

Name \_\_\_\_\_ Relationship \_\_\_\_\_

Name \_\_\_\_\_ Relationship \_\_\_\_\_

Name \_\_\_\_\_ Relationship \_\_\_\_\_

**Additional Vehicle Stickers Required This Year (Max. 6 @ \$10 each) # \_\_\_\_\_ \$ \_\_\_\_\_**

Name \_\_\_\_\_ Relationship \_\_\_\_\_

Name \_\_\_\_\_ Relationship \_\_\_\_\_

Name \_\_\_\_\_ Relationship \_\_\_\_\_

Name \_\_\_\_\_ Relationship \_\_\_\_\_

Name \_\_\_\_\_ Relationship \_\_\_\_\_

Name \_\_\_\_\_ Relationship \_\_\_\_\_

Members "Not in Good Standing" will be required to show identification prior to entering ELPOA property.

Please complete & return this page with the names/relationship of each family members to receive vehicle passes above.

Member Signature \_\_\_\_\_ Date \_\_\_\_\_

# Advertisements

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**Melissa Kemper, Broker**  
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website: [kemperrealtykentucky.com](http://kemperrealtykentucky.com)

Offering professional and experienced service. Give me a call, have 30+ years of Elk Lake knowledge.

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HOPE TO HEAR FROM YOU SOON.

*IF YOUR READY TO SELL IN 2022, I WOULD LOVE  
TO WORK FOR YOU!*

***GOD BLESS***



### ADVERTISEMENT COST (Per Month)

\$5 for Sales & Services Section  
\$10 for Business Card sized ad  
\$20 for 1/4 page ad  
\$40 for 1/2 page ad  
\$60 for 3/4 page ad  
\$80 for Full page ad

Email [elpoa@elklakeshores.net](mailto:elpoa@elklakeshores.net)  
or call 502-484-0014

**NOTE: E.L.P.O.A. does not recom-**  
**mend or endorse any of the adver-**  
**tisers in this newsletter.**

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**Jimmy Dalton**

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**Mindy Hearne**

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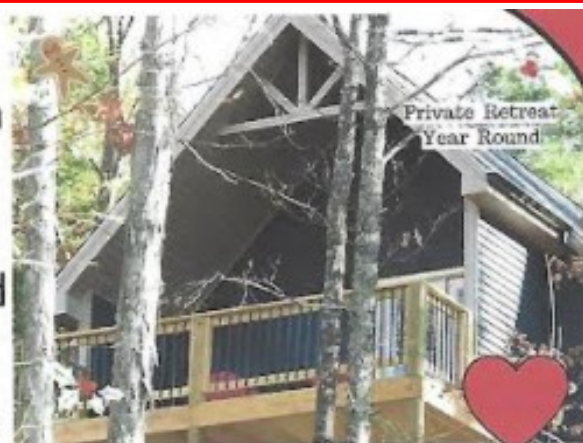
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## Sales & Services

### **Concrete Needs?**

Please contact Hosea Miller  
**(502) 514-5905**



Elk Lake Property Owners Association  
445 Elk Lake Resort Road  
Owenton, KY 40359

