

# Elk Lake Property Owners Association

## Elk Lake Shores *Shorelines*

Volume 14, Issue 1

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

January 2016

### *From the President*

Ted Blaney [tblaney@mykrcc.com](mailto:tblaney@mykrcc.com)

#### **Dues increase passes**

The ELPOA board mailed 358 ballots on Nov. 29. On Dec. 17, a total of 262 returned ballots were collected from post office box 145 and taken to the ELPOA office to be counted by a pre-approved counting team of Jim Hutton, Paula Black and Tracy Hill. Their final count was 157 for the dues increase and 105 against.

You will soon be receiving a bill for 2016 dues for \$1000 that will reflect this increase in dues. Of this, \$800 will be applied to our regular annual budget, and \$200 will be applied to a special roads budget that will be used only for the roads building project.

For the most part, regular road maintenance will be done from the regular budget. Regular maintenance includes things like grading, plowing snow, mowing and adding stone to secondary roads.

Pete Dames will be meeting soon with his Road Committee to begin planning the priority and schedule of rebuilding sections of road. I caution you not to expect this all to be done in a couple years. The money needed will be coming in slowly over the next 10 years at the rate of about \$72,000 per year. We will be looking into obtaining loans to speed up the construction process, but some patience will still be required.

### *Roads*

Peter Dames [pdames@bellsouth.net](mailto:pdames@bellsouth.net)

As Ted mentioned in his article, the roads committee will be meeting in January to discuss the implementation of the roads plan. Thanks to all the members who voted to finance the rebuilding of the roads. You will be receiving more information on the status of the roads project in the coming months. We are looking forward to getting started.

### *Membership*

Patrick Tessier [patritessi@aol.com](mailto:patritessi@aol.com)

Please join the ELPOA board of directors to **welcome these new members!**

Larry and Patty Greene from Owenton, Lot 1395

Paul and Marlene Picton from Newport, Lot 956

The 2016 Board of Directors consists of the following elected members:

President: Ted Blaney

Vice-President: Gene Stetler

Secretary: Sheri Donaldson

Treasurer: Tom Goldschmidt

Chairs: Pete Dames, Tom Goldschmidt, Scott Jones, Paul Miniard, Patrick Tessier, Jason Wainscott.

(See flow chart on pg. 2.)

From time to time, the board needs volunteers on special projects. Please let us know if you are interested.



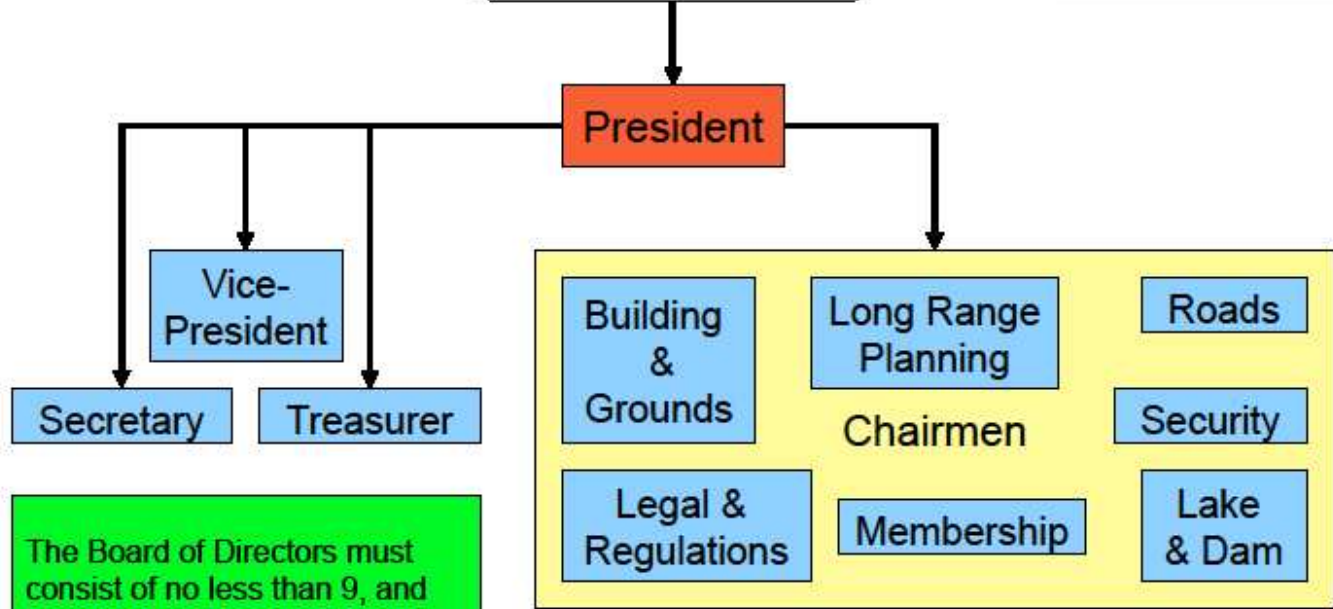
### **Remember your permit!**

If you are doing any type of construction including home additions, decks, docks and cabanas you first need to apply for a Property Improvement Permit before any work begins. Permit packets are available at the office and the gatehouse. Any questions call 502-514-1592..

ELPOA – Board of Directors  
First created: 12/21/15  
Last revision:

The ELPOA Rules and Regulations supersedes this document

# ELPOA Board of Directors



The Board of Directors must consist of no less than 9, and no more than 12 Members in Good Standing.

Each Director is elected by the Members in Good Standing for a 3 year term.

Chairmen may, from time to time, create sub-committees consisting of Members In Good Standing to address current issues or new business.

<p><b>Office hours:</b> 10am—4 pm Saturday Or by appointment</p> <p><b>Email addresses-</b> <a href="mailto:elpoa@elklakeshores.net">elpoa@elklakeshores.net</a></p> <p><b>Guardhouse-</b> 502-484-2482 <b>Office phone/fax-</b> 502-484-0014 <b>Marina-</b> 502-484-3181 <b>Newsletter and email address change-</b> <a href="mailto:jakirk@fewpb.net">jakirk@fewpb.net</a></p>		<h2>Elk Lake Information</h2>
		<p>Regular meetings of the ELPOA are the third Saturday of each month.</p>
		<p><b>Elk Lake Resort car licenses and frames.</b> For sale at office, gate, and marina — \$5 each.</p>
		<p><b>Email:</b> <a href="mailto:elpoa@elklakeshores.net">elpoa@elklakeshores.net</a> <b>Website-</b><a href="http://www.elklakeshores.net">www.elklakeshores.net</a></p>

# Treasurer's Report and Legal

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

Our recent increase in new membership has helped our year to budget. I will have the wrap up for 2015 next month. I wish everyone a Healthy and Safe New Year.

Type	Accounts	2015 November		
		Actual YTD	Budget	Balance
<b>INCOME</b>				
	Membership Dues	\$282,863.00	\$294,000.00	\$11,137.00
	Other Income	\$83,702.00	\$75,950.00	-\$7,752.00
<b>Total</b>		\$366,565.00	\$369,950.00	\$3,385.00
<b>EXPENSE</b>				
	Payroll Expense	\$92,926.00	\$103,940.00	\$11,014.00
	Security Expense	\$1,857.00	\$4,000.00	\$2,143.00
	Building & Grounds Expense	\$63,214.00	\$67,000.00	\$3,786.00
	Lake & Dam Expense	\$800.00	\$3,500.00	\$2,700.00
	Marina Gasoline Expense	\$24,329.00	\$37,600.00	\$13,271.00
	Road Expense	\$43,269.00	\$49,500.00	\$6,231.00
	Administration Expense	\$60,357.00	\$77,410.00	\$17,053.00
	Reserve Accounts	\$24,750.00	\$27,000.00	\$2,250.00
<b>Total</b>		\$311,502.00	\$369,950.00	\$58,448.00
	<b>Profit /Loss</b>	<b>\$55,063.00</b>	<b>\$0.00</b>	
	<b>Key Accounts</b>			
	Road Payroll	\$3,302.00	\$2,500.00	-\$802.00
	Contractual Services	\$0.00	\$10,500.00	\$10,500.00
	Road Materials	\$8,241.00	\$5,000.00	-\$3,241.00
	Road Rock	\$35,028.00	\$32,000.00	-\$3,028.00
	B & G Contractual Expense	\$5,092.00	\$5,000.00	-\$92.00

# Bush Realty

Broker: Bentley Bush

147 West Seminary Street

PO Box 66

Owenton KY 40359

Office: 502-484-2295

Cell: 502-593-5086

bushrealty@aol.com

www.bushrealty.com

Farms—Homes—Acreage—Resort—Lots



Member of Northern Kentucky Multiple Listing Service

## GOLDEN TRIANGLE REALTY, LLC

405 Roland Avenue, Owenton, KY 40359

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

Member of Northern Kentucky Multiple Listing Service

Dave Jones, Clemmie Swigert, Joan Kincaid  
Principal Broker Broker/Owner Broker/Realtor®

***“WINTER SCENES ARE BEAUTIFUL AT ELK LAKE”***

***SKI, BOAT, FISH, SWIM, COOKOUT, RELAX, ON THE LAKE***

**LOT 1524 - Elk Lake! AFFORDABLE** - Two Lots with A cozy cottage Two BR, 1 BA, Wood Stove in LR takes chill off for hiking in the woods or along the lake, great for winter/summer. Surrounded by woods. It is ready for your creative touches. Open kit & family dining. Enjoy family fun on this 240 acre fishing and skiing lake. New windows. Great for your get-away. **MLS 437111, \$50,000**

**TISCH REAL ESTATE, INC.**

219 Roland Ave, Owenton, KY 40359

Peggie Tisch, GRI, Realtor/Broker,

Melissa Kemper, Managing Broker

**Realtor Equal housing MLS**

[www.TischRealty.com](http://www.TischRealty.com),

502 484-3652

[Peggie@tischrealty.com](mailto:Peggie@tischrealty.com)

502 484-5562

[mapkemper@aol.com](mailto:mapkemper@aol.com)

***HAPPY NEW YEAR! LOOK FORWARD TO WORKING FOR YOU IN 2016!***



**Lake House Personified!**

**Lot Number 1170\***

**Exceptional Waterfront on**

**Two LOTS 1065 & 1066\*\***

Let us help you find a place at **ELK LAKE** to create lifelong memories.

**\*WATERFRONT**-A frame, 2br, dock, boats, new deck, two levels, no wake-**\$160,000**

**WATERFRONT LOT**-Wooded lot, inside wake zone, gentle water access-**\$26,500 SOLD**

**WATERFRONT LOT**-Great water, wooded lot, build your getaway-**\$30,000**

**\*\*FISH ARE BITEN**-Get your gear, head for the dock, retreat-4br, 2ba haven, laundry-**\$295,900**

**2 WATERFRONT LOTS**- Double deck dock, boat slip, lift, shed Deep water-**\$55,000 SOLD**

**WATERFRONT MAGICAL**-Immaculate, parklike, excellent dock,slide, nowake-**\$190,000 SOLD**

**GOOD TIMES ARE ELK LAKE ARE PRICELESS**

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



David Carl Cornelison, 29,  
and Elizabeth Mae Cor-  
nelison, 27, of Elk Lake  
Resort, Lot 219, were  
married in a ceremony  
surrounded by friends  
and family at Elk Creek

Vineyards on Saturday, Oct. 10, 2015.

(The editor apologizes to all involved for this belated announce-  
ment — but wishes congratulations to the happy couple!)



150 Progress way  
Owenton, KY

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

**Fastest internet  
in Owen County!**

\*30M & 50M internet now available

502.484.9975

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

I  ELK  
LAKE



Looking for the Perfect Lakehouse ?  
Hard to find on-line ?  
ALTMAN REALTY

502.484.4411

Best way to find one is by calling !  
... Great time to look ...

Let's talk about what fits your needs .  
Small, Large, Waterfront, Off Water, Log Cabin, Traditional

Sam Altman, Broker

475 Elk Lake Resort Rd

Suite 24

Owenton, KY 40359

sam-altman@vol.com

*#1 Selling Agent since 2008.... I Live here and Love it!*

## *Sales and Services*

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

**LP CONSTRUCTION** New homes, bobcat work and remodeling. Fully insured. Free estimates. 502-484-5493 Cell 502-803-0384.

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

*January*

