

Elk Lake Property Owners Association

Elk Lake Shores *Shorelines*

Volume 15, Issue 10

www.elklakeshores.net

October 2017

From the president

Sheri Donaldson elklakeboardky@gmail.com

Let the Elections Begin...

As we published in the last Newsletter, the annual ELPOA Board of Directors Elections are upon us. This year we have 3 open positions on the Board that need to be filled.

Below is an outline of the process and how the mailing and counting of ballots is accomplished.

Per the ELPOA Governing Documents, members need to make sure that a correct mailing address is on file at the ELPOA office for notices and elections such as this. If you do not update your mailing address or if we do not currently have your correct mailing address, you will not receive your ballot. Only Members in Good Standing per the Governing Documents will receive ballot(s). Ballots will go out after the Annual Meeting.

Again, please remember that there are three openings this year for the board. Whomever you choose will serve a three year term. You can select up to three choices on your ballot(s). No more than three can be selected on a ballot or the ballot is void and will be destroyed.

When you receive your ballots this year there will be a number on the ballot. This is for the validation process of the vote and is not by lot number, so if your number does not match your lot number this has been done intentionally. The numbering process is only known to the Holders of Elections Team for privacy of the members voting and to ensure the integrity of the election.

Please ask any current board member or call the office if you have any questions on the elections process itself. I will be going over this process in detail at the Annual Meeting on Oct. 8 at 2 pm at the Lodge. I look forward to seeing you there.

ELPOA Director Election Process

Election is to be written ballot by mail.

Eligibility – Article IV Section 17

1. Member
2. In Good Standing
3. One member of a family
4. One member of dual memberships

Nomination –

1. By Candidate questionnaire – Turned in by Oct 1.
2. By Member nomination – 30 days before the annual meeting
3. By Nominating Committee – Nomination made at annual meeting
4. By Nomination from floor at Annual Meeting – only if insufficient number of candidates

Nominating Committee – Article IV Section 18 c

1. Must be formed no later than 30 days before the annual meeting
2. One director and three non-director members in good standing
3. Can choose nominations from any eligible member
4. Shall Nominate one member for each director to be elected

Inspectors of Election - Article IV Section 18 b

Members choose three non-director, non-candidate members in good standing to act as inspectors of election.

Insufficient Number of Candidates – Article IV Section 18 d

1. President shall open the floor at the annual meeting for nominations.
 - a. Only for positions for which there is no candidate
2. Candidates nominated prior to annual meeting shall be acclimated.
 - b. Floor candidates shall be elected by mail unless number of candidates are equal or less than the number of open seats then those are also acclimated

Voting – Article IV Section 18 c

1. One vote per Member entitled to vote
 - a. Good Standing status by September 30th the year of the vote
 - b. Number of Votes is Equal to Member Dues Paid (2 Dues Paid=2 Votes)
2. Only one vote per nominee
3. Only one vote for each Director Seat
4. Follow the procedure for Secret Balloting/Voting by Mail.

Lake and Dam,

George Schneider elpoa1357@elklakeshores.net

Marina operator needed for 2018

Elk Lake is accepting bids for a marina operator. Written bids need to be received by ELPOA, 445 Elk Lake Resort Road, Owenton Ky, 40359, on or before Oct. 27, 2017. Bids will be reviewed, and operators may be asked to attend the Nov. 18 Board meeting or present their plan to board representatives in early November. Winning bid will be notified early December.

Please answer these questions in your bid for operation:

1) Hours of Operation - Season** Friday May 18 – Sunday Sept . 9, Open Friday (2 hours evening), Saturday (7 hours), Sunday (5 Hours), and Holidays (5 Hours) minimum. Hours must be agreed upon and kept. What Hours and days will you provide to Elk Lake?

2. Duties of the operator – Provide Friendly service to members and guests, provide snacks, simple boat supplies and safety equipment, fishing supplies, and some needed groceries. Assist Sportsman's club with Fishing Tournaments as needed, and other ELPOA functions as agreed with the board. What plan does the operator have for meeting these goals?

3. Required Certifications - (Must have Food Handlers Certification) www.trdhd.com/page/food-manager-certification. The contractor is responsible for following all state laws and requirements.

4. Use of ELPOA property – Use fee \$10 a month plus ½ of electric used at marina, \$500 refundable building security deposit. Marina Operator receives \$.25 (twenty-five cents) per gallon of gasoline sold. Contract for 3 years, with extension after 3 years if agreed by both parties. The contract can be terminated with cause before 3 years.

5. What services they plan to offer to the membership. - (items for sale and implementation)

6. The equipment they need to bring to the table: The operator needs freezer, refrigerator, and snack equipment, and provides all inventory. Applicants can contact the board for a look at the facility and what equipment is needed. Operator will have access no later than Jan. 1, 2018.

Questions, please contact contact George Schneider at 513-315-6490, Jason Wainscott at 502-514-1592 or Sheri Donaldson at 502-514-2669.

Volunteers at work

Things on the lake are winding down, and thanks to all we had another safe summer. On Saturday, Sept. 23, we had volunteers painting the Marina deck, removing and unbolting the orange wake brakes, and getting the no-parking poles ready.

Thanks to Harry Schmitz, Mile Ballard, Max Schneider, Colin King, Jenna Heilfrich, John Cox, Wolfgang Schneider, Pat (Pops) Murphy, Brian Lammers, Paul Rosselot and the great and wise Bill Wheatley for all the volunteer help making Elk Lake a better place.

Next spring we will replace some signage at the beach and continue to clean and spruce up the waterfront. I am looking for ideas for the beach tables and umbrellas. If anyone finds heavy-duty, park-grade tables or umbrellas at a reasonable price, please contact me.

Have a great off-season. If you see garbage or something that takes a minute to correct, please do so. This is your lake, too.

Office hours:

10am—4 pm Saturday

Or by appointment

Email addresses-

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



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 **Website-**www.elklakeshores.net

Treasurer's report

Tom Goldschmidt tom@gesgoldschmidt.com

With this report, we are doing fairly well to budget. The money still hasn't been transferred from the Lake & Dam reserve account to that budget item.

With the additional work, the State Dam Inspection Report has requested the Dam fund reserve be depleted. This is a concern going into the future, should there be some large expense item we have to address. The dam fund reserve should have been between \$75,000 and \$100,000 in it. The last time we had some major repairs it cost around \$75,000.

New memberships will help us cover some of the unbudgeted expenses we have incurred. We still will have to dip into our general reserves to cover some of these expenses, such as the Gas Pump new computer operating system. As our lake infrastructure gets older, there are other repairs not in the budget that we will incur.

ELPOA Income / Expense Analysis

Type	Accounts	2017 August Operating Budget		
		Actual YTD	Budget	Balance
INCOME				
	Membership Dues	\$291,713.00	\$286,400.00	-\$5,313.00
	Other Income	\$73,279.00	\$89,925.00	\$16,646.00
Total		\$364,992.00	\$376,325.00	\$11,333.00
EXPENSE				
	Payroll Expense	\$67,295.00	\$98,015.00	\$30,720.00
	Security Expense	\$2,592.00	\$3,000.00	\$408.00
	Building & Grounds Expense	\$64,775.00	\$94,540.00	\$29,765.00
	Lake & Dam Expense	\$25,163.00	\$3,500.00	-\$21,663.00
	Marina Gasoline Expense	\$12,432.00	\$36,000.00	\$23,568.00
	Road Expense	\$63,411.00	\$66,000.00	\$2,589.00
	Administration Expense	\$39,488.00	\$71,000.00	\$31,512.00
	Reserve Accounts	\$21,000.00	\$21,000.00	\$0.00
Total		\$296,156.00	\$393,055.00	\$96,899.00
	Profit /Loss	\$68,836.00	-\$16,730.00	

Road Rebuild Recap

Membership Dues	\$73,600.00	\$70,800.00
2016 Carryover	\$13,955.00	\$13,955.00
Loans	\$0.00	\$250,000.00
Total Assets	\$87,555.00	\$334,755.00
Road Rebuild Expenses	\$89,971.00	
Interest & Fees	\$3,872.00	
Total Expenses	\$93,843.00	
Available Assets	-\$6,288.00	

Capital Expenditures from Reserves

Lawn Mower		\$10,000.00
Marina Deck		\$5,000.00
Gas Pump		\$15,000.00
Total		\$30,000.00

Important Notices for Members

Upcoming ELPOA Events

Watch out for upcoming events at
the Lodge!
Check the website and Facebook!!

ELPOA Board Meetings 9 am

Annual Member Meeting

10-8-17 @ 2 pm

10-21-17

11-18-17

12-16-17

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.**
- ⇒ **All members must complete and submit a property improvement application **BEFORE** you start on any construction project.**

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!!

ELPOA Important Member Contact Information

ELPOA Gate 502-484-2482
ELPOA Office 502-484-0014
ELPOA Marina 502-484-3181
Owen County Fire/Police – 911
Webpage - elklakeshores.net



Grilled Pork Scaloppini with Mango Salsa

INGREDIENTS

2 medium ears corn, shucked
4 thin boneless pork loin chops (about 5 oz. each)
1 tbsp. extra-virgin olive oil
1 tsp. chili powder
1/4 tsp. salt
2 cans black beans, rinsed and drained
1 ripe mango, peeled and chopped
Freshly ground black pepper

.....
Lime wedges, for garnish

DIRECTIONS

Grill corn 8 minutes, or until lightly charred, turning occasionally; cut kernels off cobs.

Cover each of pork chops with large sheet plastic wrap; with meat mallet or rolling pin, pound to 1/4" thickness. Brush pork all over with olive oil; sprinkle with chili powder and salt. Grill pork on medium-high 2 minutes per side.

Toss together black beans, mango, corn kernels, and 1/2 teaspoon each salt and pepper. Serve pork over salsa with lime wedges.

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.



THE SPEED LIMIT AT ELK LAKE IS 15 MILES PER HOUR

It's 15 for MANY reasons. The difference of a few miles per hour can mean the difference between life and death. The faster someone is driving, the **less time they have to stop** if something unexpected happens.

The law says . . . You must not drive faster than the speed limit for the **type of road** and your type of vehicle. Even though Elk Lake is private, we are still subject to the posted speed limit signs in the Lake.

Drive to suit the conditions of the road. In some road conditions, even driving at the speed limit could be too fast.

Consider the consequences of causing an accident due to driving at over the speed limit. If you cause an accident you will have to live with the emotional consequences of deaths or injuries caused to others. **Don't assume it's safe to break the speed limit on the lake roads because there is less traffic or an open road ahead.**

Be aware that there may be unexpected hazards, such as blind bends and hills, vehicles coming out of junctions, children playing and animals on the road.

YOUR COOPERATION IS EXPECTED AND GREATLY APPRECIATED.



Sheri Donaldson elklakeboardky@gmail.com

ELPOA SECURITY COMMITTEE

We have formed a Security Committee for the ELPOA. The committee members currently consists of Dan Drum, Don Lykins, Ed Knepp and Sheri Donaldson. We are looking for more volunteers to serve with us.

Just a little background on the committee's goals and functions: The committee has a goal of enhancing the Security at Elk Lake Shores by taking a proactive approach. This includes observations and reporting of violations to the ELPOA Board as well as working directly with the Gate Staff as needed and the membership in general.

Some of the areas the committee is working on are:

- Passes – How to improve and make the process more secure
- Rules and Regulations – How to implement a process for violations to present to the board for enforcement
- Community relations with local law enforcement – solutions to report to the board

Our meetings will be on the fourth Saturday of every month, 10 am at ELPOA lodge.

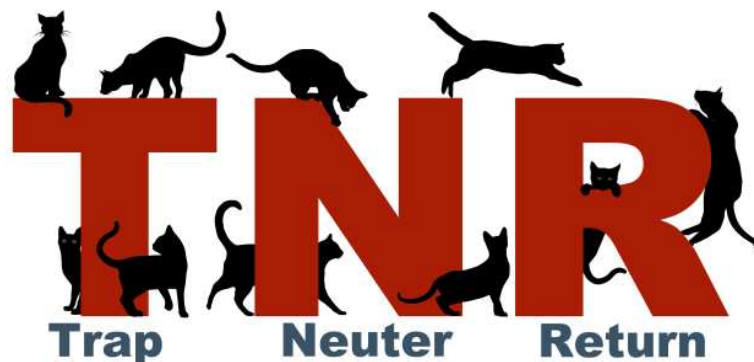
Please keep in mind that even if you cannot be present on site, we can conference you in via phone.

If you're interested in serving your community on this committee or any other committee please let me know. Also, if you see a community volunteer, please thank them for their service to you. A thank you goes a VERY long way.

Contact me by email or phone at 502-514-2669. I look forward to hearing from you.



Jonathan and Hailey Almgren, lot 72
Gene and Kim Helfrich, lots 445-447
Amy and David Johnson, lot 658
Drew Fassler, lot 661
Ray and Jamie Mazza, lots 20-21



After the ELPOA board meeting Saturday, there was discussion about Elk Lake's feral cat problem. Feral cats spread diseases that can result in the death of our beloved pets.

Owen County has just received a grant for a Spay/Neuter Program. For \$20, a cat will be fixed, get shots and, if feral, get its ear clipped. Live traps can be borrowed and used to trap feral cats, which can then be taken to the animal clinic.

Kelly Richards at the Owen County Animal Clinic at 502-484-5289 can be contacted for more information.

Bush Realty

Waterfront Cabin on 240-acre fishing & skiing lake (Elk Lake Shores), boat dock with boat lift, storage shed at Lake. Only 1 hour from Cincinnati, Lexington & Louisville. \$119,900

Lot# 1327 MLS#500343



PO Box 66

Owenton KY 40359

502-484-2295 •• 502-593-5086



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



GOLDEN TRIANGLE REALTY, LLC

405 Roland Avenue, Owenton, KY 40359

502-484-0007 www.gtrky.com

Member of Northern Kentucky Multiple Listing Service

Dave Jones,
Principal Broker
502-750-2400

Clemmie Swigert,
Broker/Owner
502-750-0734

Joan Kincaid
Broker/Realtor®
502-514-1138

“FALL SAVINGS ARE HERE, COME AND LOOK.”

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

“NEW PRICE” LOTS 600/601 – OVER 67% off on this **“MILLION DOLLAR VIEW”** Year around 3 BD, 2 & 1/2 BA, Home with the **“BEST VIEW ON THE LAKE”**. Entertain or Relax on the Patio, Deck or Dock while enjoying the Hypnotizing View. Newer Remodeling and Additions. A GREAT PLACE to make a lot of Memories! And, when it is raining, let the Family and Friends enjoy a Movie in the **“MEDIA ROOM”**. A Newer Dock and Storage Building to Fish or Swim. Easy access from Entrance. **MLS 504441, \$319,900**

ADD TO AD: LOT 15 - LOCATION, LOCATION, LOCATION - A great Area and Lot on Elk Lake close to the Entrance and over 200' of Waterfront. This 3 Bedroom, 2 Bath Home with C/HA and Finished Lower Level. A detached two car Garage to store your Boat and park your Car. A nice gentle slope to the Boat Dock with a covered area to relax. An enclosed porch and patio to view the Lake. **MLS 507547, \$339,000**

LOTS 972/973 – NEW PRICE Waterfront Lots with a 3 Bedroom charming home on 240 acre lake. Beautiful home with dock. Eat-in kitchen, 1 full bath & 2 half baths, large living room, basement & deck. Lots of space for all the family to enjoy boating, skiing, swimming, kayak, hiking, bird watching, with the privacy of a gated community. Enjoy relaxing & fishing year round. Only 1 hour from Cincinnati, Lexington & 1 1/2 hours from Louisville **MLS 460329, \$230,000**

LOTS 103 & 104 - House w/ 2 Bedrooms, 1 bath, brick fireplace in living room, good size kitchen w/ pantry, bonus room & attached garage located in gated community, close to entrance & beach. Plenty of storage w/ several closets & area in garage. Enjoy the outdoors on side porch swing or on back deck. A partial view of lake from back of home. New flooring and water heater.



TISCH REAL ESTATE, LLC.

219 Roland Ave, Owenton, KY 40359

Peggie Tisch, GRI, Realtor/Broker,

Melissa Kemper, Managing Broker

502 750-2005

502 484-3652

502 750-1384

502 484-5562

Realtor Equal housing MLS

www.TischRealty.com,

Peggie@tischrealty.com

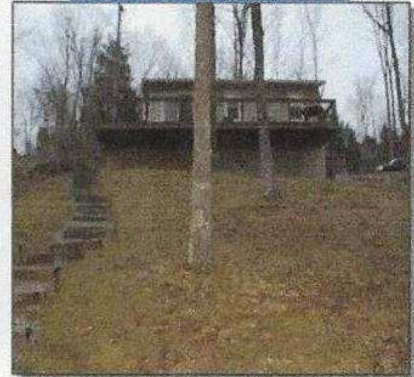
mapkemper@aol.com



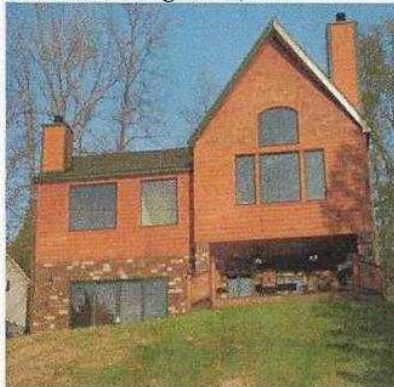
CHANCE OF A LIFE TIME!
WATERFRONT Lot 1337+2
Won't last long-\$130,000



RELAX/ ENJOY! PRIVATE
LOTS 796,797,798
screen porch, decks, dock-\$215,000



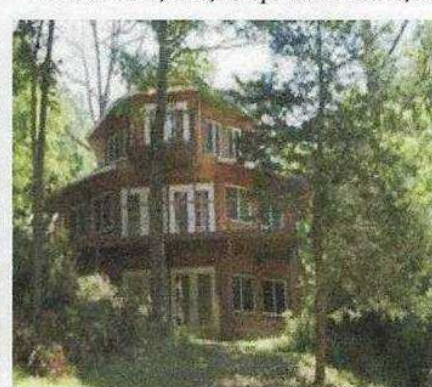
IN THE MIDDLE OF IT ALL!
Totally updated, large deck, dock
what a view, 2br, deep water-\$194,000



AMAZING CUSTOM LOG
LOT 909
Granite, rock walls, fireplaces, decks
Fantastic VIEW, dock-\$575,000



GET AWAY TO THE LAKE!
LOTS 968 & 969
cute cottage, need of TLC-2 br
private dock-\$119,900.



VACATION YEAR ROUND!
LOT 1420
Unique 3br,3ba private setting, dock
Treasure in the woods-\$347,900



UNBELIEVABLE PRICED 3 OR 4 BR
LOTS 1157,1158,1181

Office area, dock lakefront easy walk
private, what you asked for- **\$229,900**



OUTSTANDING LOT-VIEW
LOT 943

At water's edge, 2br, 2.5ba-poured
bsmt, dock allowance-**\$270,000**



NEAT & READY, RELAX
LOT 833

Adjoins association lot with dock
2br, great price-**\$110,000**

18 ACRES-surveyed, 3 sites, woods, hunting, hiking, nature-**\$59,900**

WATERFRONT-2 LOTS Some cleared, level at water-**\$49,000**

WATERFRONT-Great water, wooded lot, no wake, view-**\$32,000**

WATERFRONT-2 LOTS-Some cleared, awesome view-**\$69,900**

GOD BLESS AMERICA, PRAY FOR OUR TROUPS



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

Happy Fall !!!
READY TO SELL?
READY TO BUY?

Call #1 Selling Agent Since May 1, 2008



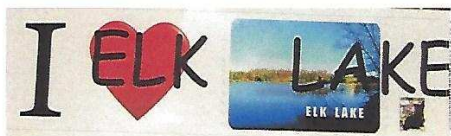
HOMES—FOR—SALE

\$ 68,900. THERE'S MAGIC IN THE AIR! In the Woods and Starry Nights! Great place to relax/write/read. This little cottage away from the city has 1 Bd / 1 Ba. You can swim, fish, sun at the Beach and come home to a Cozy Fire in your very own Little Cottage!

\$ 124,900. CALLING ALL A-FRAME LOVERS! This Perfect-Little-Lakehouse also has a Secret Fun Loft + Out Door Recreational Set-Up, Fire Pit _ Zip Line + Play Area 2 Bd/1 Ba...Interior Open Kitchen Near Green Space with Dock...

\$ 159,900. HERE'S A TWIST ...House & 3 Lots in Elk Lake + 10 Acres with Barn Adjoining off RT 1883...L-O-V-E open spaces & a 'Cabin' in the Woods? Feels like a Tree House w/ 2Bd/ 1.5 Ba REVERSE DESIGN across from a cove & cute as a bug!
 Near gate. Known for it's great Star Gazing Barn...

\$ 329,900. EASY DRIVE to the Front Door...EASY Unloading the Car...Large EASY Entertainment on Lake Level/ walk out!... REVERSE DESIGN
 6 Bd/ 2 Ba Waterfront , Lg Sliding Doors to Deck...Lots of VIEW! Fire Pit/Dock MOVE IN READY!



**LOTS FOR SALE... BUILD YOUR DREAM HOUSE
 OR JUST TO PLAY**

WATERFRONT LOTS.
 Lot #1160 @ \$23,900.

OFF WATER LOTS
 Lots # 1508-1519 \$ 17,500.
 Lots # 1582-1583 \$ 7,000.
 Lots # 1532-1534 \$ 4,500.



CALL AND TALK TO A REAL PERSON
 Because Selling Or Buying is an
IMPORTANT DECISION

502.484.4411

(ASK ABOUT THE FLAMINGOS)



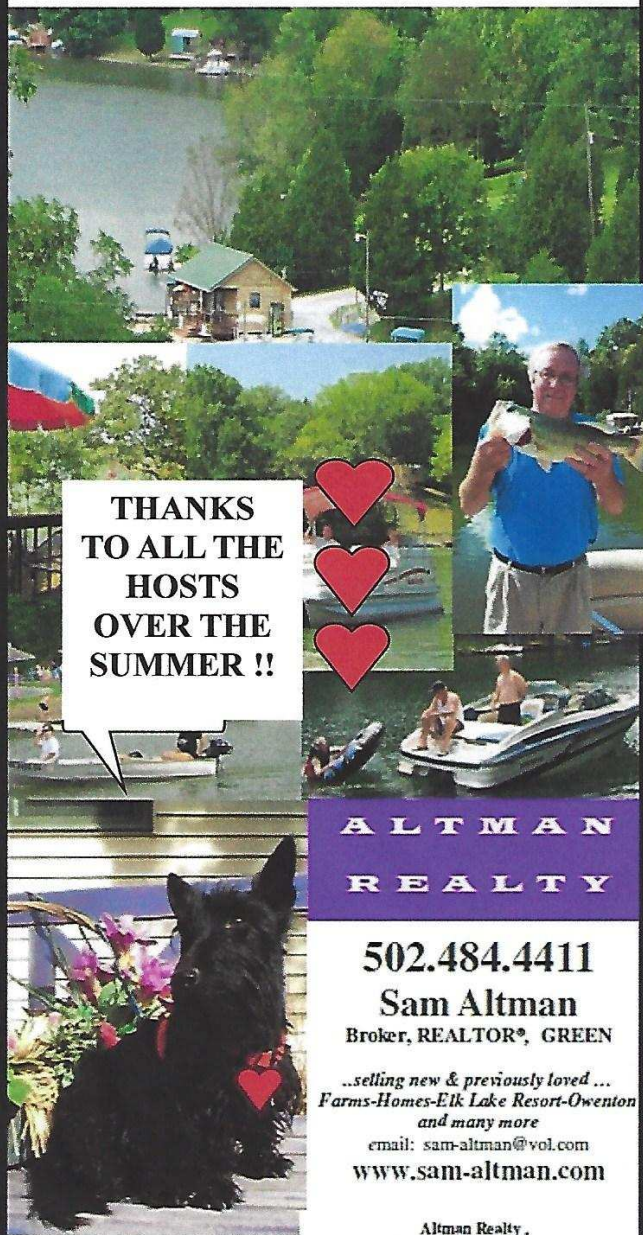
502.484.4411

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, bird watching, swimming, & much more ... with homes from
\$ 55,000 to \$ 525,000.

What are you Waiting For ???
Relax Now !!!



**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.

ROB COOK CONSTRUCTION

Specializing in docks, decks, roofs, siding , replacement windows, remodeling and new construction. I am a full-time lake resident. Contact me at (502) 682-4398. Free estimates. Have references. 20 years experience.



CROSSCUT TREE REMOVAL

Tree Removal – Stump Grinding – Fall Cleanup

James Cross, Owner

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

Sherry's Home Cleaning

Friendly Customer Service

FREE ESTIMATES

SPRING CLEANING AVAILABLE

Call for consultation

Phone:(502)750-3840

WANTED:

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

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

October

