

Elk Lake Shorelines



**Elk Lake Property
Owners Association**

Volume 20, Issue 7

elklakenewsletter@gmail.com

July 2022

Elk Lake Information:

**Regular Meetings for
ELPOA are the third
Saturday of each month
@ 9a.m.**

Office Hours:
Saturdays
10 am. – 4 pm

Contact Info:

elpoa@elklakeshores.net

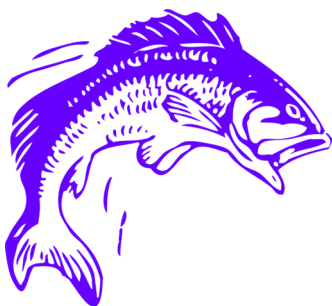
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President's Note

Bill Fister

WEF5858@aol.com

Even if it's a little belated, happy 4th to everyone. These are the weeks that make it extra special here in Owenton at Elk Lake. For most of us, it's the only reason other than "I need money or a hot meal or clean clothes" that we get to see our kids and grandkids but I'll still take it.

At the last board meeting we decided to try something that was suggested by multiple members in email and at the annual meeting. We are pushing back "quiet hours" to midnight thru the traditional summer season (Memorial Day thru Labor Day) on Friday and Saturday for all week-ends and including Sunday on the holiday weekends. This does not mean that we should play our music beyond the threshold of human pain even if it is a great band and can do so until until midnight. Owenton still has a noise ordinance that needs to be observed 24 hours a day. What it means is that we trust that people can use their property in a way not to disturb their neighbors up to midnight as you gather with friends and family and can do so without the board getting involved if things get a little noisy before midnight. As always, if someone is excessively loud, you should ask the sheriff to knock on their door and ask them to tone it down. That is true any hour of the day. If we find that extending the hours was an error in judgment, we'll reinstate the former quiet hours.

I have had a lot of calls and emails about the algae in the lake. I have discussed a solution with many folks who have expertise in this area including a professor at UK and our contacts at the Parks Department. (Continued on next page)

President's Note Continued

We also have a lot of expertise here inside the lake as well. What we have is a perfect storm of ultra warm weather, heavy rains which may have washed farm nutrients at an excessive rate into the lake, more geese than we should have and shallow coves which allow the sun to reach lake bottom.

We have some chemical options which we are not considering. We have added some grass carp to help with the vegetation in the lake although the surface algae is apparently third choice in their food preference and we are letting mother nature (wind, water current and rain) do her best. I wish I had a better solution to offer but even the experts suggest that we should rake it out if it collects around our docks and use that and mother nature as the most effective treatment. It will be discussed in detail at the next board meeting and we will get recommendations for handling it in other ways if things don't improve. While I don't like the idea of action thru inaction, I think that might be our best course temporarily. A long term solution is probably going to have to include dredging some of the shallower coves. We will be discussing that as well at the July board meeting if you are interested.

A number of our members sponsor weekend dock parties throughout the summer. Every one of them has first class live music and they are always family friendly and fun. Look at the owner's link on Facebook for the schedule. The site is [Elk Lake Shores Owner Discussion, Owenton, Ky.](#) This is a great way to meet folks here at the lake. They are usually from early afternoon to supper time on Saturdays and never disappoint.

A little sad news. Last November, we elected Dan Whitaker to the board. He was a brilliant addition and had a lot of great insight into helping with out technology here at the lake among other things. He had to suddenly resign early this year for health reasons and sadly, he passed away this past week. Please remember Dan and his family in your thoughts and prayers tonight (Continued on next page).



President's Note Continued

One last thing, I have had a number of emails concerned that we are not allowing the sale of property here at the lake. Not sure where these rumors start but if you have property to sell, then it can be sold. What has happened is that the property owned by the association that we have taken back is temporarily not being offered for sale to non-members like in the past. There is concern about overcrowding on the lake and we are just taking a breath before deciding whether some lots that the association holds need to be sold or retired to green space. Would love any feedback here.

Without sounding like a broken record, it's a beautiful day here at the lake and it's time for me to sneak out and avoid some chores. And as always, it is my pleasure to continue to be able to serve and support our members as the president of the board. Today's calendar Poohism reminds me of many people here at the lake. "When you've been walking for miles, and you suddenly go into somebody's house, and he says "You're just in time for a little smackerel of something", then it's a Friendly Day."

Have a great month. May the boat start every time you turn the key, may you find one more cold beer in the cooler when you thought you were empty and may every weekend be sunny and warm.



New Members!

Kate & Jayme
Campbell

Lot # 411

Financial Report

Jason Wainscott fullserviceauto@hotmail.com

According to the most recent financials:

Available Funds: We have \$667,254.31 available in our checking and savings account. This is the total amount of money we have in the bank. The Operating Account (Checking Account) Balance is \$335,800.48. The remaining amount (Savings) of \$331,453.83 is earmarked for items like the dam fund, vehicle fund, cash reserves, etc.

Road Loan: We have received \$75,600.00 in Membership Road Dues YTD. Current Road Loan Balance is \$360,911.49. 2022 Road Loan Payment of \$69,793.88 was made in February.

Misc. Income: Misc. Income is at \$43,560.91. These are monies that come from non-operational items like dock rental, lodge rental, initiation fees, etc.

Past Dues: Letters were to be sent after the January Meeting. According to the Customer Balance sheet we still have around 16 members who owe 2022 dues. Approximately 11 of those members owe more than one year's worth of dues. Liens will be placed on these properties this month per our procedure on dealing with past dues.

Interest: YTD Interest on our Checking/Savings account(s) is \$96.23.

Dues Increase: We have been discussing dues increase for FY2023 so we can give pay increases and to make up the budget deficit due to inflation. If we pay off the road loan, we will instantly get the \$200.00 dues increase needed.

Road Loan Payoff: We have an opportunity to get the Road Loan paid off. It looks like we will not be getting the Dust Kill for the road application for FY2022 which we have \$75,000.00 budgeted for. My recommendation is that we discuss taking the \$75,000 for the dust suppressant and pay it on the road loan. We then take all the Miscellaneous monies that we accumulate at the end of the year and use it all on paying down the road loan. If we hit budget that would be \$57,050.00. This would give us a total of \$132,050.00 to pay on \$360,911.49 leaving us a balance of \$228,861.49.

Financial Report Jason Wainscott fullserviceauto@hotmail.com

We take this amount and pay it out of our reserves (\$331,453.83) which would still leave us around \$102,592.34 in our reserves. This would free up all our equity in case of a dam situation where we would need to borrow money from the bank. It would also save us the 5.79% interest payment which was \$25,427.96 for this year and give us the dues increase of \$200.00 without having to go to the membership for a vote, not burdening those with financial issues with a dues increase and allowing us more time to figure if we need to have a smaller increase in the near future. This option was well received at the June meeting, and we will be discussing it more in depth at the October meeting. By then we will have a better idea on our financial situation for the end of the year.

		Actual	Budget	
5000	Revenues	541,979.73	616,198.00	74,218.27
6500	Payroll Expense	\$49,035.80	\$117,921.00	\$68,885.20
7100	Security Expense	\$714.33	\$7,200.00	\$6,485.67
7200	B&G Expense	\$46,922.57	\$105,750.00	\$58,827.43
7300	Lake & Dam Expenses	\$295.09	\$9,100.00	\$8,804.91
7330	Marina Gas Expense	\$3,846.33	\$36,000.00	\$32,153.67
7400	Road Maint Expense	\$1,510.35	\$132,950.00	\$131,439.65
7500	Road Loan	\$69,793.88	\$69,793.88	\$0.00
8000	Admin Expense	\$30,741.96	\$70,477.00	\$39,735.04
	Total Expenses	\$202,860.31	\$549,191.88	\$346,331.57
		\$339,119.42		
5500	Marina Gas Revenue	\$7,618.14	\$36,000.00	
7330	Marina Gas Expense	\$3,846.33	\$36,000.00	
		\$3,771.81		
5213	Road Loan - Dues	\$75,600.00	\$80,000.00	\$4,400.00
7500	Road Loan - Expense	\$69,793.88	\$69,793.88	\$0.00
	Pay on Road Loan	\$5,806.12		

Financial Report

Jason Wainscott fullserviceauto@hotmail.com

	Actual	Budget	
5210 • Membership Dues Cover Operating Expenses	\$415,000.68	\$443,398.00	\$28,397.32
Operating Expenses	\$129,220.10	\$443,398.00	\$314,177.90
	\$285,780.58	\$0.00	
Misc Income	Actual EOY	Budget	
5000 • Revenues			
5110 • Publication sales	2.00	\$50.00	\$48.00
5212 • Membership Dues-Past	8,996.97	\$5,000.00	-\$3,996.97
5215 • Late Charge	2,624.03	\$2,000.00	-\$624.03
5216 • Sticker Fees	3,210.00	\$2,500.00	-\$710.00
5225 • Initiation Fees	17,500.00	\$35,000.00	\$17,500.00
5310 • Interest-checking/savings	96.23	\$350.00	\$253.77
5330 • Lodge Rentals	75.00	\$500.00	\$425.00
5335 • Slip Rentals	3,375.00	\$3,750.00	\$375.00
5410 • Asset Sales - Gross	4,300.00		-\$4,300.00
5450 • Advertising revenues	1,271.23	\$3,500.00	\$2,228.77
5460 • Donations	450.00	\$400.00	-\$50.00
5470 • Fines/Fees	0.00	\$1,000.00	\$1,000.00
5490 • Miscellaneous revenue	460.45	\$3,000.00	\$2,539.55
5491 • Property Improvement Applicatio	1,200.00		-\$1,200.00
	\$43,560.91	\$57,050.00	-\$13,489.09
1010 Checking	\$335,800.48		
Savings	\$331,453.83		
	\$667,254.31		

Road report

We continue to have problems getting dust suppressant due to supply chain issues. So for now we are only reworking sections of the main road that have severe conditions and at major potholes.

Please, please, please drive at the posted **15 mph**. This will help keep dust down, especially where the roads have been reworked. Remind your contractors and delivery companies to obey the 15 mph.

Since we can only do limited work on the main road, we will work on improving drainage swales and removing over hanging foliage on some of the side roads.

Guidepost Sign Project is progressing. All the posts have been erected and numbers for the posts have been order.



Lake & Dam

Kelvin.patterson@concentrix.com

Lake Water Quality

There has been some concern recently with the algae blooms that have overtaken parts of the lake. It is the duty of all lake residents and guests to be good stewards of our water. Please do not put anything in the lake, like leaves, ashes, grass clippings etc. Below are excerpts from lake management sites to help educate all of us and spur thought around possible solutions for the future.

How Algae and Nuisance Weeds Thrive

If a lake receives full sunlight during the growing season, this directly impacts plants and algae by increasing water temperatures and providing the light necessary for photosynthesis. To prevent sunlight from penetrating the water column and stimulating the growth of deep submerged plants and benthic algae, water levels can be increased. Dredging is an effective strategy to increase the depth of a lake or pond, however, it is often the costliest project a community will ever face. Instead, proactive hydro-raking or

bio augmentation can help maintain existing water depths and prolong the need for dredging by removing unconsolidated muck and organic debris from the bottom of a lake. Likewise, blue or black pond dye can be applied to reflect sunlight. Pond dye can enhance the aesthetics of a waterbody while simultaneously absorbing sunlight before it can penetrate the waterbody and fuel excessive plant growth.

In addition to thriving in water that receives lots of sunlight, algae and nuisance weeds also flourish in stratified waterbodies. A stagnant, sun-warmed layer floating on top of colder, deeper water can serve as a perfect habitat for undesirable species. Circulation with a diffused aeration system breaks this stratification and allows the water to mix more evenly, resulting in more consistent temperatures and less warming in the sunlit portions of the water
(Continued on next page).



Lake & Dam

Kelvin.patterson@concentrix.com

Aeration is also effective at improving the health of an aquatic ecosystem in a number of other ways, such as preventing oxygen depletion and fish kills, improving beneficial bacteria levels, and preventing the release of excess nutrients from the sediment. This brings us to the real meat and potatoes of preventative maintenance: nutrient management.

Managing Excess Nutrients in the Water
Phosphorus is the most important nutrient contributing to excess vegetation in lakes, and it can enter the water column in runoff containing lawn fertilizers, grass clippings, pet droppings, and waste from faulty septic systems. A number of nutrient reduction strategies should be considered if water quality tests reveal nutrient levels are too high. A professional lake manager can apply beneficial bacteria to the waterbody to utilize nutrients that would otherwise be available for plant and algae growth. Water quality can also be amended by using products that bind with phosphorus to keep it from becoming fuel for nuisance plants. Addition-

ally, strategically planting desirable buffer vegetation around the shore of the waterbody can help to intercept phosphorus before it enters the water and is absorbed by unwanted vegetation. A lake manager can help identify buffer plants that are native to your region.

When it comes to quickly and effectively managing nuisance aquatic weeds and algae, EPA-registered herbicides and algacides can be very useful, and in many instances, they are the safest and most practical option available. Nonetheless, natural and proactive pond maintenance techniques can be tremendously effective at improving the health and appearance of almost any community waterbody before a problem occurs, which is why it's important for homeowners associations and property managers to consider sustainable and holistic plant management methods whenever possible.



Security

Cheri Fredelake cherifredelake160@gmail.com

The board recently voted to give the guards a \$2.00 per hour raise. This now brings them up to \$12.00 per hour. Needless to say, our guards were very happy with the decision. They appreciate it very much.

I want to thank the Elk Lake Sportsman's Club for our new sign across from the entrance to the lake. It is very much appreciated. Hopefully this sign will make it easier for emergency personnel to find us as well as guests and contractors.

Please remember that guest passes can only be written for up to three days at a time. Please do not argue this with the guards. The Board voted on and passed this measure last year.

If you are not a full-time resident of Elk Lake, please do not have packages shipped to the lake unless you are going to be here to pick them up when they arrive. Packages are delivered to the gate several times during the day every day of the week. There

just isn't room to store packages for several days or weeks. Packages are also subject to the weather.



Remember the speed limit is 15mph no matter what type of vehicle you are driving. Please slow down when entering or exiting the gate. Also remember to dim or turn off your headlights when approaching the gate. This makes it easier for the guards to see your sticker.



Security

Cheri Fredelake cherifredelake160@gmail.com

Please ask your guests to pull all the way up to the gate when they arrive. Many people want to stop just behind the rock pillar even when being signaled to pull on up. The guards are having to walk out to the cars which takes extra time especially on busy weekends and holidays. This also causes the line of vehicles to extend further out towards the road.

If you need to write a pass when you are entering the lake, please pull through and go inside the guard shack to write it. Also, when phoning in passes you are only able to phone in three passes at a time. If you have more than that you need to go to the gate and write them. If you have a list of people coming, do not hand the list to the guards and expect them to write your passes for you. It is your responsibility to go in and write out all the passes you need. If having a party, you must write out a pass for each guest.



Please remember there is no parking down at the beach. You must park at the lodge and walk down. You can park long enough to load and unload your vehicles. Vehicles illegally parked will be towed at owners' expense. Please remember there is no parking in front of the boat ramp at the dam either.





Important Notices for Members



- ♦ **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)**

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
- ♦ **New Member Committee meets on the third Thursday of the month @ 7p.m. Please contact vboerger@yahoo.com if you have any questions.**
- ♦ **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.**

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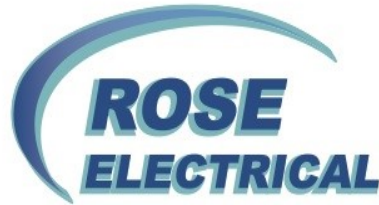
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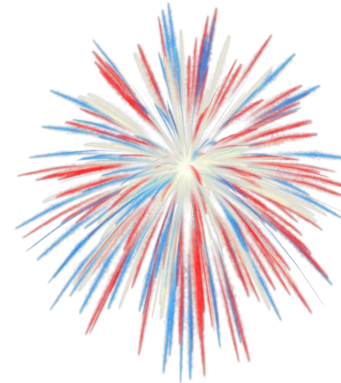
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Sportsman Club News



Bob Duke

Great day for first fishing tournament, perfect weather, great turnout. Thanks to all who came out. Bob Cardosi's partner was Jack Smith. This tournament was Jack's first. He caught the big bass of the day at a whopping 5.12 lbs. Times will be posted at the guardshack. Congrats to all the winners. Next tournament is July 9th. Hope to see you there!

1st: Place: Johnny Duncan 10.74 lbs

2nd Place: Chris Hoffman 9.57 lbs

3rd Place: Bob Cardosi 8.92 lbs

Fish On!!!!!!

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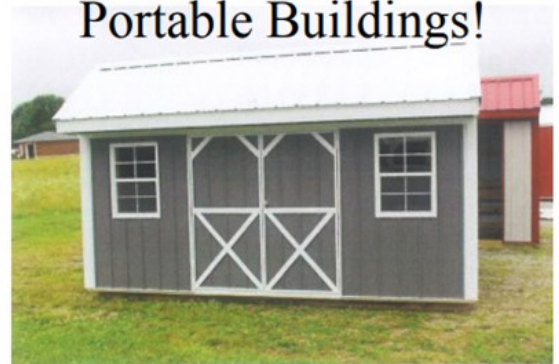
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