

Elk Lake Property Owners Association

Elk Lake Shores *Shorelines*

Volume 18, Issue 5

www.elklakeshores.net

May 2020

From the president

Scott D. Jones joneesscott1396@yahoo.com

Life at the Lake...business as usual... unusual!

This has been a very eventful month since my last Newsletter article. We have gone from a "Safe Distancing" policy to State by State "Stay at Home" executive orders. Unprecedented for sure. To my surprise, the ELPOA was brought into the fold to assist the County with mitigation of the virus. As most of you know, I received a call on April 4th from Casey Ellis, the Owen County Judge-Executive (top guy) to express his concerns over the public gatherings taking place within the ELPOA boundaries. And many of these people were from outside the County including us Ohioans.

Per Judge Ellis' request, I immediately sent out a blast email announcing a temporary policy to restrict access to the lake. This initial policy had two key components: 1) No guest passes to help reduce the gatherings; and 2) A restriction of coming and going to comply with the self-quarantining State orders including a reduction of people in local businesses.

After several days of discussion among Board members and residents, which included our fear that becoming an enforcement agency of the County put the ELPOA at risk of a lawsuit, I sent out a revised policy on April 9th that eliminated any restrictions at the gate for property owners but maintained the no-guest-pass policy. I reached out to Casey Ellis and explained our position, and he understood. I also asked him to put in writing his wishes for Elk Lake property owners, which we included in the email and passed out at the gate.

(On a side note: My second email went much better than my first attempt. Apparently, G-Mail does not like it when you create a distribution list that contains 474 emails.....crash and burn! I broke it down to 11 different lists, and it seemed to work much better.)

As many of you know Kentucky is beginning to open things up again. I believe around May 25th the no gathering policy will change to small gatherings of 10 people or less. We had a brief meeting among the Board members and agreed to lift the guest writing restriction on May 22nd. This was not a

unanimous decision and like the Elk Lake Community, our Board has different views on the role ELPOA should play. Our decision was democracy at its finest. Our current policy is as follows:

1. Homeowners will be allowed to start writing guest passes effective May 22, 2020, within the published Elk Lake guidelines.
 - A. All common areas will remain closed in accordance with the current orders/rules/regulations of the State of Kentucky. This includes the beach, playground, Lodge, Elk Office and Guard Station.
 - B. All members and guests are encouraged to follow the current orders/rules/regulations of the State of Kentucky regarding Social Distancing and group sizes. Updates on the current regulations can be found at: <https://govstatus.egov.com/kycovid19> and <https://nebu-la.wsimg.com/0df8ee0fe011cfa0eb5bda5ee4a71f11?AccessKeyId=99125A55F8EE00C8253C&disposition=0&alloworigin=1>
 - C. Please be considerate and continue to practice Social Distancing with any members and guests who are not in your household without their permission.
- If your permanent residence is not in the state of Kentucky, you are discouraged from visiting local businesses during the Covid-19 epidemic.
- Notification will be provided to all people entering the gate upon entry.

And BTW, Casey Ellis is extremely grateful to all of us Elk Lakers for our assistance and cooperation during this health crisis. I thank you for that.

Memorial Day

During these past two months, while staying and working from home, I have focused all of my efforts on what is best for my family and me during this pandemic. As a community, our temperament for accommodating the stay-at-home order is being tested. Let's be sure to take a moment on Memorial Day, May 25th, to honor and recognize those who gave the ultimate sacrifice for our freedoms.

Lake business

Scott D. Jones jonescott1396@yahoo.com

- Issues at the garbage dump always seem to surface. Eliminating the large dumpster except for Holiday weekends has saved us tons of money. The issue today is people still throwing construction materials in the dumpsters and or placing items such as refrigerators next to the dumpster. If you need to get rid of a refrigerator or other non-bagged garbage, please notify one of us, and we can try to help you. Setting it next to the dumpsters transfers your problem to that of the collective membership.
- The new gas pump is in. A big thanks to all that helped make this happen.
- Legal items
 - * I hope to restart our efforts to revise the By-laws and Warranty Deed. We are seeking assistance of our HOA attorney.
 - * We will be re-writing the Maintenance contract this summer as the current contract expires this year. Per the ELPOA guidelines, this will go out for bid this fall.
- We are working on a new Audit firm to handle our required audit. Not sure how to do this during this pandemic.
- Another big win regarding blight issues. An eyesore on Dogwood has been sold and the new owner has agreed to tear down the house.

Lastly, I want to highlight and say thank you to all of the other Board Members for their efforts this past month. Poor Cheri was on the front lines managing the gate, as we were all figuring out the best approach given this Covid-19 crisis. She does a great job. And please give thanks and show your appreciation to our valued guard staff as they have come in every day and have tried to field the many questions.

And thank you to all the members for your kind words and your efforts this past month. I do have a request. Our healthcare workers are our first responders today and our hero's. Do we have any nurses or doctors among us? If you

have a healthcare worker in your household or you know that your neighbor is a nurse or doctor, please email me at jonescott1396@yahoo.com. They are part of the Elk Lake family, and we need to give a big Elk Lake thank you! Stay safe and see you on the water!

Road report

Jim Millar emillar75@gmail.com

The gravel rolls on...

The 2020 road maintenance plan is now underway. Good news is that the availability of gravel has not been reduced by the pandemic.

Maintenance for the main road will address problem areas, especially major hills where slopes exceed standards. Dependent on the weather, we hope to finish the majority of the work by Memorial Day. We will proceed by re-grading and placing gravel to be followed in a few days with a final grading and application of dust suppressant. Dust suppressant will normally be applied on Mondays and Tuesdays to allow a few days to settle in before weekend traffic.

Please drive slowly if you must drive over newly applied suppressant to reduce splatter on your vehicle and to allow the best results for dust control.

The side roads to receive gravel this year include Fairview, Walnut, Hickory, South Shore Circle, Cardinal, Lake Shore Circle, Hillcrest, Lake Shore Loop, Red Hawk, East Shore Circle and Lake View Circle.

Please remember to drive at the posted 15 mph, especially as the dust control has been newly applied and with more seasonal traffic.

Office hours:

10am—4 pm Saturday

Or by appointment

Email addresses-

elpoa@elklakeshores.net

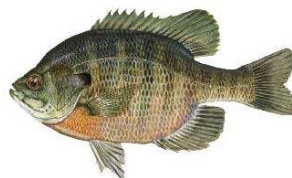
Guardhouse- 502-484-2482

Office phone/fax- 502-462-0165

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.

Elk Lake Resort car licenses and frames. For sale at office, gate, and marina — \$5 each.

Email: elpoa@elklakeshores.net Website-www.elklakeshores.net

Financial report

Tom Goldschmidt tom@gesgoldschmidt.com

The current budget is not far off its target. At the end of March, we were 22 members short of budget, and in early April we received four additional members' dues. Thanks!!

The budget is fairly on target. Lake and Dam is over, but we have enough in the balance sheet Lake and Dam reserves to cover this.

This is truly an unusual year and it will be interesting to see how we stay on budget.

ELPOA Income / Expense Analysis

Type	Accounts	2020 March Operating Budget		
		Actual YTD	Budget	Balance
INCOME				
	Membership Dues	\$383,268.00	\$404,800.00	\$21,532.00
	Reserve Transfer - Lake & Dam	\$0.00	\$0.00	\$0.00
Total		\$383,268.00	\$404,800.00	\$21,532.00
EXPENSE				
	Payroll Expense	\$27,147.00	\$113,895.00	\$86,748.00
	Security Expense	\$2,129.00	\$6,200.00	\$4,071.00
	Building & Grounds Expense	\$25,192.00	\$93,690.00	\$68,498.00
	Lake & Dam Expense	\$17,575.00	\$11,000.00	-\$6,575.00
	Road Maintenance Expense	\$2,142.00	\$103,000.00	\$100,858.00
	Administration Expense	\$13,206.00	\$74,850.00	\$61,644.00
Total		\$87,391.00	\$402,635.00	\$315,244.00
	Profit /Loss	\$295,877.00	\$2,165.00	
Marina Gas				
	Marina Gas Income	\$0.00	\$35,000.00	
	Marina Gas Expense	-\$1,591.00	\$35,000.00	
	Marina Gas Income / Loss	\$1,591.00	0.00	
Citizens Union Bank Loan				
	Membership Dues - Loan	\$70,100.00	\$73,600.00	
	Loan Payment	\$69,794.00	\$69,794.00	
	Profit / Loss	\$306.00	\$3,806.00	
Miscellaneous Income				
	Miscellaneous Income	\$37,320.00	\$49,750.00	
	Reserve Budget Accounts	\$0.00	\$49,750.00	
	Profit / Loss	\$37,320.00	\$0.00	

Important Notices for Members

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.

LOTS FOR SALE!

Contact ELPOA office
for pricing
and locations.

ELPOA Board Meetings

Members welcome!

3rd Saturday at 9 am

June 20

July 18

August 15

September 19

October 17

December 21

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.

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.

Boats at the lodge

There is a \$25 fee per month for storing your boat/trailer at the lodge parking area. Parking for the day or weekend 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.

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.

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.

**PROTECT
OUR
ROADS!**



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!!

Concrete Needs?

Please contact Hosea Miller
(502) 514-5905

Buildings and grounds

Jason Wainscott fullserviceauto@hotmail.com

Ideas to replace the marine deck and gas pump have been in the long-term plan for some time. This past winter we were able to do both. A HUGE THANK YOU goes out to Matt Fisher. Last summer we got help from Mr. Fisher in finding a new gas pump at a great price. After voting to purchase the new gas pump, we decided to go ahead and replace the marina dock at the same time. After M&M Services removed the gas pump, we had Bruce tear out the old dock and replace it.

Once we got the deck finished, we had M&M services come back and install the new gas pump and link it to the new Ruby System that we purchased two years ago. The new Ruby System was due to a lightning storm that fried the system, even though we do have it on protectors. The new gas pump is compliant for the credit card updates (chip readers) that are going into effect next year. So, we should be up to date on everything. There will be times where there is an issue with the pump, and since we do not have an attendant on site at all times to clear errors or take care of issues with it, just remember to be patient, call the guard house, let someone know, and when we can get down there to fix it, we will.

We have about four new buoys that will be replacing the older, cracked, worn-out buoys around the lake. PLEASE DO NOT MOVE THE BUOYS. We understand that sometimes the high water moves them around, or they may break away and float off, but we will do our best at putting them back in the places they belong. There are certain places for them and reasons for each one.

There was approximately 430 tons of sand put on the beach. Over the years the sand has washed out and we have not put any back on it. We took the opportunity to freshen up the beach a little. REMEMBER, NO DOGS OR GLASS ON THE BEACH. As George always says, one broken glass bottle will stay there for years. |

We also rip-rapped the dam face of Elk Lake. The reason for this is to protect the dam face from erosion caused by the wake. Not only is this a smart practice but is also mandated by the state.

Some of the future projects that we have been discussing are installing a fishing pier at Deer Lake. We are currently accepting estimates/bids for this, so if you or someone you may know is interested, please let me know. Another project is a wake-break out in front of the marina. This would keep the wave action from the break to the marina at a minimal. This would allow easier docking at the marina for gas and less stress on boats parked at the marina rental docks and the docks themselves. If you are interested in being involved with these or any other project, please contact one of the board members.

This is the time of year to refresh your knowledge about boating basics. We were in the process of scheduling a boater's basic class with the Dept. for Fish and Wildlife Resources (KDFWR), but the Corona virus put this at a standstill. Each year the KDFWR adopt changes to the boating and fishing guide, and KDFWR has donated a box of guides to Elk Lake, which are available at the gate for you for FREE. Please ask for one and check it out.

After the string of calls and accidents the last couple of years, Water Patrol stated that they will be coming here more this year to do checks and such. So make sure you have the basics on your watercraft such as your registration, registration numbers & Decal PROPERLY adhered to your vessel, your ELPOA sticker on the port (left) side (so the guards can see it when entering and leaving the gate) of the vessel behind the State Registration Decal, the proper type and amount of flotation devices, an approved whistle or horn, and all navigational lights operational. Also remember that it is against the law to have alcohol on all waters of KY.

BUSH REALTY

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

Bentley Bush

BROKER/OWNER
FARMS-HOMES-ACREAGE
APPRAISALS & AUCTIONS



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



Tony Sloma



Janetta New



John Bladen



Ashley Byers



Zach Juett



Anastasia Juett

Security

Cheri Fredelake Cherifredelake160@gmail.com

I would like to start off by saying I hope everyone is healthy and safe at home. I know these are unprecedented times, but we will get through it. Hopefully it won't be too much longer before all our friends and family will be able to gather at the lake with us.

I want to thank one of our members, Patty Crisler, for donating Covid19 masks for the guards. They are very much appreciated.

I want to take the time to thank the guards for all they are doing. They have had to change up the way things are done, but they are still taking care of business. Please remember the guard house is limited to employees only during this time.

Passes should be called in whenever possible, a limit of three passes per call. Please have your PIN number ready when calling.

If you have packages at the gate please pick them up as soon as possible. There is limited space inside, and larger or heavier packages are left outside. Weather can become a factor with those. They cannot always be brought inside.

Please do not park boats, trailers, ATVs or cars that you have for sale at the gate. Space is limited already, and sometimes it becomes necessary to have this space for issues that arise at the gate. Your cooperation is appreciated.

Since a number of us are finding ourselves with time on our hands, now would be a good time to be sure our properties are clearly marked. Make sure our lot numbers are visible from the road for emergency personnel. Doing this makes it so much easier for help to find you in the event of an emergency.



Troy and Tina Pendleton
Lots: 498 (H) and 499

Tina Record
Lots: 1160 (H)

CENTURY 21[®]

Commonwealth Real Estate

Property includes lots 810, 812, 813. House, dock - beautiful lake lot on Southside of Lake View Drive and East Side of Juniper Rd. Awesome view of the cove, lake, decks 2 levels and walkway to dock. Lots of potential (interior design plans available) Hurry Summer is almost here! Offered by Danny Willis 502-803-5011 and Century 21 Commonwealth Real Estate 502-226-2121



We are a full service glass company serving the Northern KY and greater Cincinnati for over 74 years. We offer Auto glass replacement, Residential windows and glass repair and replacement, Showers doors, commercial glass store fronts, custom screens and screen repair, mirrors and table tops. We offer Elk Lake residents on-site window repair and replacements.

An advertisement for JD Tree Service. The background is a solid light green. At the top left, there is a black and white illustration of a chainsaw. At the top right, there is a black and white illustration of a person using a chainsaw to cut a log. In the center, the text "JD TREE SERVICE" is written in bold, black, sans-serif capital letters. Below this, the phone numbers "(859) 363-0246" and "(859) 803-1773" are listed. Underneath the numbers is the phrase "No Tree to Small or Large". Further down, the text "When Experience Counts, Call us for all your Tree Service Needs!" is written. Below this is the phrase "Fully Insured" and then "FREE ESTIMATES" in bold, black, sans-serif capital letters. At the bottom, there is a large black and white illustration of a tree trunk with a chainsaw cutting into it.

START WITH A GREAT IDEA



kellybros.com

Scan the code for our Virtual Showroom Tour or visit goo.gl/oQeti6



Covington - 3502 Latonia Avenue (at 35th Street) 859-581-0400
 Dry Ridge - 85 South Main Street 859-824-3371
 Owenton - 3885 Highway 127 North 502-484-0242



TISCH REAL ESTATE, LLC

Spring will soon be here! Get your place ready for the summer!





PeggieTisch-Rollins, GRI, Owner/Broker 502 750-2005 502 484-3652 Peggie@tischrealty.com
Melissa Kemper, Broker 502 750-1384 502 484-5562 mapkemper@aol.com

Looking for 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 1st to know what is available!

Stay safe and take care of each other during this challenging time. Pray for wisdom for our leaders and obey the guide lines they have established.

Real estate is one of the staples in our lives and we are looking forward to happy days at Elk Lake. Spring is here, the flowers are blooming, the birds are singing and the sun is shining.

CALL TO SCHEDULE A PRIVATE SHOWING OF ANY LISTINGS!

	Cedar sided home nestled in the trees with easy walk to your own dock (With a little creativity it could be totally awesome! New roof was put on April 2019! \$154,900		Cottage on two lots not far from entrance and Deer Lake. Enjoy all Elk Lake has to offer in this affordable property. \$49,000 SOLD
	Rustic Cabin on two waterfront lots! Charming and located on a loop! \$150,000 PENDING		WATERFRONT lot, just inside of no wake. WOW! ONLY \$26,600
Double Lot \$49,000 PENDING	Double Lot \$64,900 PENDING		

***GOD BLESS AMERICA,
PRAY FOR OUR TROOPS
Celebrate our Freedom!***

CALL, TEXT, EMAIL REGARDING YOUR PRIVATE TOUR OF THE LAKE!!!! See contact info above!



WHITE CLOUD

Communications

Formerly Inside Connect Cable

Proud to Serve Elk Lake with:

- The Fastest Internet Available in Owen County with speeds up to 200mbps
- HD Cable TV
- Home Phone with Unlimited Long Distance

Office located at

150 Progress Way in Owenton

Call us at

(502) 484-9975

Or find us online

www.getwhitecloud.com

Let's Find You a Lakehouse !!
GET THE UPDATED LIST ... 502.484.4411

... 'The Place To Be' all year long...
 ... Super Lakehouses to See...
 ... Fun Memories to Begin ...
 ... Call for More & Tour...

\$173,900.
 So many possibilities... Log Cabin
 Interior with Poured Foundation.
 Private & Open Space. 2 Bd / 2 Ba
 ... Main Level is Open Living/
 Kitchen/ Half Bath/ Large Deck...
 make the most of a Great View !!!



\$199,900.
 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 ...
 Easy to enjoy ...

\$39,900. 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 ...
 Off Water
 Super Little Cottage

PENDING



Is Elk Lake a
GOOD INVESTMENT ?
 (& a Great Place to Start Some Fantastic Memories)
120 Properties at Elk Lake
SOLD since 2015
Ready to Buy or Sell ?
... Let's Talk ...

502.484.4411

LOOKING FOR A LAKEHOUSE ?

VACANT LOTS ** FOR SALE

LOT #	PRICE	
200	\$ 9,545.	
221	\$ 495	
448 thru 451	\$ 5,950	SOLD
479 & 528	\$ 995	
513	\$ 495.	SOLD
847-848-849	\$ 895	
869 & 870	\$ 695	
874 & 877	\$ 695	
926 & 927	\$ 695	
929-930-931	\$ 895	
1076	\$ 495.	
1091	\$ 3,850	SOLD
1117 & 1118	\$ 695.	SOLD
1120-1123 & 1096	\$3,000	SOLD
1160	\$ 9,950.	SOLD
1184	\$ 495.	
1200 thru 1204	\$ 1,095	SOLD
1219 thru 1228	\$14,985	
1251-1253 & 1255-1257	\$1,195	SOLD
1266	\$ 495	SOLD
1275 & 1276	\$ 695	SOLD
1295	\$ 495	SOLD
1305 & 1306	\$ 695	
1360-1366	\$ 5,950	SOLD
1369	\$ 495.	SOLD
1532-1534	\$4,500	
1537 & 1538	\$ 695	
1540 & 1541	\$ 695	SOLD
1559 & 1560	\$ 695	SOLD
1570-1571-1572	\$ 895	
1582-1583	\$7,000	

WATERFRONT OR VIEW

64 w/dock	\$ 34,900.	
622	\$ 24,900	
767	\$ 34,950	
961	\$ 27,950	SOLD



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. Contact me at **(502) 682-4398**.

Free estimates. Have references. 20 years experience.

Perkins Lawn Care

Landscaping & Mowing

Free estimates

Jon Perkins

(502) 514-1987

LAKEFRONT lot for sale

Lot #303 Asking \$30,500

Ronald Schwab

360-402-1201 / versalrfs@aol.com

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

or phone

502- 484-0014

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

May

