

Elk Lake Property Owners Association

Elk Lake Shores *Shorelines*

Volume 11, Issue 3

www.elklakeshores.com

March 2013

President's Corner

Kae Crenshaw krenshaw@win.net

The last Board meeting was held at 9 a.m. Saturday, Feb. 16, at the office. There were eight Board members and nine guests present. The change in the agenda with the guests having concerns heard immediately after the President's Report seems to be working very well. Guests can then leave the meeting, or they are welcome to stay as long as there is no talking or distractions during the remainder of the business meeting.

There was a special called meeting of the ELPOA Board in Executive Session to discuss personnel items at 9:30 a.m. Saturday, March 2. We got quite a bit done and firmed up the Not in Good Standing policy and the Citation Review Committee guidelines. It was determined that property owners who are found possibly to not be in good standing will be referred to the Citation Review Committee. This committee will be chaired by Ed Ruhe, who is also the chair of the Membership Committee. There will be at least three members with a maximum of five members. There may be one ELPOA Board member on the committee, and the remaining members will be chosen by Mr. Ruhe. If you are interested in serving on this committee for a three-year term, please contact Ed Ruhe at eruhe@classcarriers.com.

There will be a workshop at 9:30 a.m. at the office on Saturday, March 9, to address issues pertaining to Lake and Dam. Patrick Tessier will be in charge of this workshop.

The next regular meeting of the ELPOA Board will be Saturday, March 16, at 9:00 a.m. at the office. We're doing a lot of meetings and business this month as we prepare for the spring season to arrive. The valve was closed March 1, and the water in the lake is already coming up. I have a piece of an old dock in the lake that I was hoping to get out when the water went all the way down. Well, guess what? The water never went all the way down at my property. I guess I'm in what might be called a "deep water cove."

I hope you are staying well and warm. Out Secretary, Marilyn Lamont, spent the last week in the hospital. There's a lot of stuff going around. Don't catch it!

Long-Range Planning

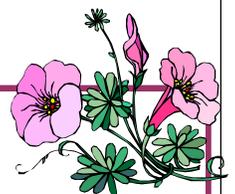
Gene Stetler destet@fuse.net

The Bluebook Review Subcommittee continues to make progress on their review of the Bylaws. Sections that need to be reviewed more carefully have been identified. Each will be discussed by the entire committee for possible revision or update. Recommendations will be made to the Board as the committee makes progress. There has also been discussion of "Not In Good Standing" membership status. A proposed procedure document has been prepared for Board review and approval.

The Long Range Planning Committee has been meeting with Board member committee chairman individually to finalize the Long Range Plan document. Final input and comments were provided at the Board meeting, so the final document will be prepared. The committee will use it to prepare the 2013 Plan document. This will be a list of the initiatives that each Board committee will be targeting for completion in 2013. We plan to make the documents available for all members by publishing them on the ELPOA web site. We also hope to have a meeting at the Lodge sometime in April or May. In the meantime, if you have questions or are interested contact me.

The LRP committees have been very active and would welcome participation by other members who may be interested. Members with legal experience would be especially helpful. Please contact the Office or me.

Our thoughts are with you ...



We continue to keep Tom Evans in our thoughts as he continues to fight cancer.

Lelette Dalmau (#208) is persevering in her therapy and has made some progress in learning to walk again. She is at home after many months in the hospital.

Dan Endres (#1354) and his family are in our thoughts. He lost a precious nephew, Jon Endres, in an accident. The Mass of Christian Burial was held Monday, March 4, in Centerville, Ohio.

Lake and Dam

Patrick Tessier patritessi@aol.com

On March 1, the water spillway was closed, and within a few days the lake rose by a foot or so. We hope that you had the chance to do all the work and repairs you had planned to do this winter on your retaining walls or docks.

March also means that Spring and warmer temperatures are just around the corner. Before we know it, summer will be here with all the activities and fun that Elk Lake offers to its members.

We will soon start repairing the public docks and getting the marina and the beach ready for the summer.

Your association is looking for volunteers or donations (water slides, beach games,...) to make the marina and the beach even more fun for kids and grown-ups alike. If you have any suggestions, please send me an email.

In the meantime, stay warm. Winter is not quite over yet.

WELCOME!

Craig & Amy Maliborski, Lot 63
Cincinnati, OH

Security

Kae Crenshaw kcrenshaw@win.net

Things have been fairly quiet at the gate except for some harassing of the employees, which is being taken care of. Elk Lake boasts a bunch of wonderful people, but you always have a few questionable people anywhere you go. We have a great crew of gate-keepers, and we do appreciate them.

Office hours:

Friday: noon to 6 pm

Saturday: noon to 4 p.m.

Email addresses-

elpoa@dcr.net

Guardhouse-502-484-2482

Office phone/fax-502-484-0014

Marina 502-484-3181

Newsletter/Website--

jakirk@fewpb.net



Elk Lake Information

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

Email: elpoa@dcr.net **Website-**www.elklakeshores.com

Landscaping

Ted Blaney tblaney@mykrcc.com



Brighter and redder "Appalachian Redbud" trees are being propagated for planting at Elk Lake.

The high temperature could kill the seed but I did it. This is followed by storage near freezing in a damp medium for two months. Now I have planted the seed, and it looks to be successful as about 100 plants sprouted. It will be about two years before they can be planted out and a few more years before I know the color of their blooms.

Last spring I ran across a redbud tree of unusual color; it was much redder and brighter than the normal Redbud. Thus began a search to see if this color redbud was available in the trade or just a rare mutation. As it turned out it is rare but has been selected for propagation and called Appalachian Redbud. I have included a picture of the normal "light fuchsia" redbud (photo below) and the Appalachian Redbud (photo left). I do not know if the color comes true from seed, but I am guessing that at least in part it does, so I collected a few hundred seeds to see if I could propagate them.

From previous experience I knew that Redbud seed is not easy to start. It has a heavy wax coat that prevents the seed from absorbing water and it takes at least six weeks of near freezing temperatures to trigger changes that will allow sprouting. In nature the seeds will lie dormant for several seasons before they begin to sprout under just the right conditions.

I turned to the Internet to find the best procedure for propagating redbud seed. For breaking the wax coating, it recommended dipping the seed in boiling water for 60 seconds. It sounded very harsh.



Roads

Don Hoop hoopd608@aol.com

Road work has been on a needs-only basis. Dustin has been spreading gravel and sand on icy hills, but the sun has been melting things pretty quickly.

The ELPOA Board of Directors voted at the February meeting to begin repairing Red Bud Drive and Hillcrest as soon as weather permits. We also plan to work on the road coming up from the beach and Marina. We will be removing trees and vegetation from the sides of the road. If you have any special concerns in these areas, please call me or Ted Blaney.

It looks like we don't have enough in the budget at this time to begin paving the roads, so we will have to step back and figure out what our options are.

Treasurer's Report

Tom Goldschmidt tom@gsgoldschmidt.com

ELPOA Income / Expense Analysis

Type	Accounts	2013 January		
		Actual YTD	Budget	Balance
INCOME				
	Membership Dues	\$100,632.00	\$290,000.00	\$189,368.00
	Other Income	\$7,161.00	\$80,350.00	\$73,189.00
Total		\$107,793.00	\$370,350.00	\$262,557.00
EXPENSE				
	Payroll Expense	\$11,190.00	\$125,300.00	\$114,110.00
	Security Expense	\$178.00	\$2,400.00	\$2,222.00
	Building & Grounds Expense	\$3,101.00	\$37,300.00	\$34,199.00
	Lake & Dam Expense	\$0.00	\$3,500.00	\$3,500.00
	Marina Gasoline Expense	\$123.00	\$39,600.00	\$39,477.00
	Road Expense	\$0.00	\$65,000.00	\$65,000.00
	Administration Expense	\$7,990.00	\$58,250.00	\$50,260.00
	Reserve Accounts	\$2,000.00	\$24,000.00	\$22,000.00
	2012 Carryover	\$14,521.00	\$14,521.00	\$0.00
Total		\$39,103.00	\$369,871.00	\$330,768.00
	Profit /Loss	\$68,690.00	\$479.00	
	Key Accounts			
	Road Payroll	\$140.00	\$17,000.00	\$16,860.00
	Contractual Services	\$0.00	\$20,000.00	\$20,000.00
	Road Materials	\$0.00	\$20,000.00	\$20,000.00
	Road Rock	\$0.00	\$12,000.00	\$12,000.00
	B & G Contractual Expense	\$0.00	\$1,000.00	\$1,000.00
	Legal	\$23.00	\$10,000.00	\$9,977.00

Continued next page

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LOTS 1275-1276: 2 Adjoining lots. Asking \$3,500.

LOT 479: Close to main entrance with adjoining lakefront lot. \$15,000.

LOT 607: Lakefront Home with approx. 250ft lake frontage. Gentle sloping lot with 1 of the best views and location on the lake. 2 B/R's, oversized living room w/ fireplace, rear porch overlooking lake, 1 car attached garage. Plus 20x30 ft. workshop, circle driveway, close to main entrance. Owner wants offer! \$224,900.

LOT 1412: 2 B/R's, 2 full baths, full basement w/ family & rec area, built in garage, on double lake lots w/ 140+ ft lake frontage, boat dock, easy access to lake & dock w. concrete steps, nice level driveway to home. \$204,500.

LOT 371: B/R home over full basement w/built in garage, freshly painted, level lot, near main entrance. This property is not lake front but you can access lake at the marina, beach & boat dock. Just a short distance away. Lender owned, needs some TLC. \$39,900 SOLD

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LAKESTERS' SPRING CHECK LIST

- ___ Come to Elk Lake, walk my property, smell the fresh air
- ___ Check gutters, lights, fallen limbs
- ___ Make 'honey-do list' & start it :)
- ___ Clean out fridge to accommodate more party items
- ___ Buy extra propane tank for grill
- ___ Schedule next family/friends gathering
- ___ Sit on dock and imagine your next BIG CATCH!
- ___ Practice skiing and balance in living room.
- ___ Get all registrations ready for renewal
- ___ I AM READY!

SELLERS : GETTING READY FOR - CHECK LIST

- ___ It's time to size up-call Sam
- ___ It's time to size down-call Sam
- ___ It's time to move to Florida (Oh no) -call Sam
- ___ It's just time ...(we will miss you) - call Sam

BUYERS: FINDING THE BEST ONE—CHECK LIST

- ___ It's time to stop going to Disney- call Sam
- ___ It's time to find an escape to read- call Sam
- ___ It's time to teach the grandkids to ski-call Sam
- ___ It's time to learn to bait with worms-don't call Sam :)
- ___ It's time to r-e-l-a-x in your own place-call Sam
- ___ Outgrown your property-call Sam



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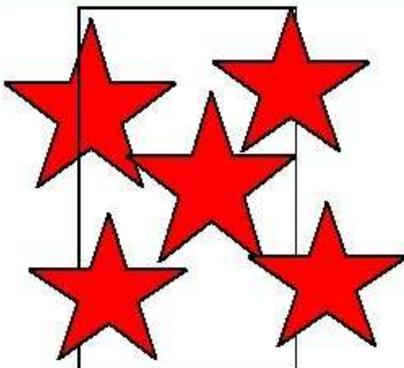


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March 2013

