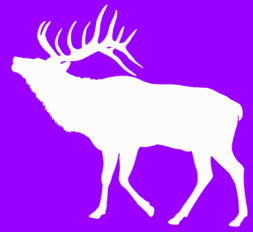


Elk Lake Shorelines

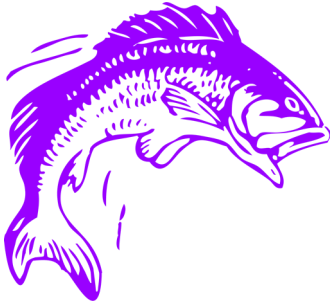
Volume 18, Issue 8

elklakenewsletter@gmail.com

August 2020



Elk Lake Property
Owners Association



Elk Lake Information:

Regular Meetings of
ELPOA are the third
Saturday of each month
9 am

Office Hours:
Saturdays
10 am. – 4 pm

Elk Lake Resort car license
and frames for sale at office
and gate for \$5 each

Contact Info:

elpoa@elklakeshores.net

Guardhouse:
502-484-2482

Office phone/fax:
502-462-0165

Marina: 502-484-3181

Newsletter:
elklakenewslet-
ter@gmail.com

Website:
www.elklakeshores.net

President's Note **Water Quality**

Scott D. Jones jonescott1396@yahoo.com

We had a real scare a month ago when Rachele Cobb, the Owen County Health inspector, reached out to me regarding the water quality at the beach. The Kentucky mandate to open beaches and public swimming pools requires a water quality test. Although our lake is tested every year, Rachele ran a water test at the end of June leading to the July opening. To my shock we failed the test!!! Holy E-Coli!! The test is looking for many items but the main one is the amount of E-Coli (fecal matter) in the water. Yuck.

Along the beach Rachele ran 5 different tests and then averages them together. At some points we

were fine but the average failed. Rachele informed me she would run a second test and if we failed she would have no choice but to close the beach. Good news is the second test passed and the new numbers were dramatically better than the first test 2 weeks earlier. Since I have been on the board I have always been under the impression we have a very clean lake. I would say that is debatable knowing the current test results.

So what is E-Coli and how does it get into the water? E-Coli is a bacteria found in the intestines of humans and other warm blooded animals and is passed into the environment through fecal matter.

There are tons of articles about e-coli and how it affects lakes around the country. It is my opinion there are two areas to focus on. The first area is random septic systems failing and leaking sewage water into the lake. The second is the amount Geese (and raccoons, deer, and other wild life) at the lake. I was amazed with the number of articles discussing the impact of geese on the water quality of our nations lakes.

So what do we do to improve the quality of our lake? My first thought was to create a testing map of the lake to include 30 or 40 locations and test at least two times a year. (Continued on next page)

President's Note Continued

My thinking is we can create a base line and trend line for each location and cove. It would be nice to know if one cove has a higher reading than another cove. The challenge to this plan is over any 2 week period the e-coli numbers could vary 200 to 300 percent. This could be due to the rain schedule and water level of the lake at that time. We still may do this but want to be sure we are not just wasting money for meaningless data. I think we should really consider a program to reduce the numbers of our Canadian geese population.



They are polluting our waters and making a mess of our docks, decks, boats, and our wonderful beach. The big hunting season for Canadian Geese is November 26th through February 15th. We could create a controlled hunt at Deer lake.

I would like to find a way to identify every septic system that is not up to code

and may be leaking. So how do we do that? Rachele Cobb is surely not going to come to the lake and test 400 septic systems. ELPOA surely cannot afford to run these test nor do we have the personnel to handle this. We could just test all of the older systems but Rachele said that age isn't a reliable indicator of failing systems. Do we mandate a septic test paid for by owners? Maybe every 3 to 5 years? Do we focus on new memberships and require a septic test when a property changes ownership? This is something we will be discussing and we welcome any input you have to offer.

The depth of the water seems to be a factor. Deeper water allows any solid waste to settle and keep in mind that the e-coli test is what they call a "surface water" test. We have discussed for years the need of a dredging program and whenever we can afford this, it should help a bit with our water quality test. And lastly, it is my understanding that the oxygen level of the lake plays a role. I believe the more oxygen the better. Not sure what can be done here but we will do some research.

We will keep you posted and in the meantime.....see ya on the water!

Financial Report

Tom Goldschmidt

tom@gesgoldschmidt.com

We have collected enough dues to meet our budget. All accounts look good with the exception of Lake and Dam. We transferred almost half of our reserves in the Lake & Dam Reserve to the budget to help balance that account. We are a little behind in the Building and Grounds budget because of the money spent on the rebuild of the dock at the Marina. Overall we are in good shape for this time of the year. Thanks for your financial support.

ELPOA Income / Expense Analysis

	Accounts	2020 June Operatinjg Budget		
		Actual YTD	Budget	Balance
INCOME				
	Membership Dues	\$405,487.00	\$404,800.00	-\$687.00
	Reserve Transfer - Lake & Dam	\$17,575.00	\$17,575.00	\$0.00
Total		\$423,062.00	\$422,375.00	-\$687.00
EXPENSE				
	Payroll Expense	\$55,164.00	\$113,895.00	\$58,731.00
	Security Expense	\$2,654.00	\$6,200.00	\$3,546.00
	Building & Grounds Expense	\$50,450.00	\$93,690.00	\$43,240.00
	Lake & Dam Expense	\$27,493.00	\$28,575.00	\$1,082.00
	Road Maintenance Expense	\$66,981.00	\$103,000.00	\$36,019.00
	Administration Expense	\$21,708.00	\$74,850.00	\$53,142.00
Total		\$224,450.00	\$420,210.00	\$195,760.00
	Profit/Loss	\$198,612.00	\$2,165.00	
Marina Gas				
	Marina Gas Income	\$10,774.00	\$35,000.00	
	Marina Gas Expense	\$10,973.00	\$35,000.00	
	Marina Gas Income / Loss	-\$199.00	\$0.00	
Citizens Union Bank Loan				
	Membership Dues - Loan	\$73,900.00	\$73,600.00	
	Loan Payment	\$69,794.00	\$69,794.00	
	Available for Loan Payment	\$4,106.00	\$3,806.00	
Miscellaneous Income				
	Miscellaneous Income	\$62,745.00	\$49,750.00	
	Reserve Budget Accounts	\$0.00	\$49,750.00	
	Profit / Loss	\$62,745.00	\$0.00	

Roads/Dam Jim Millar emillar75@gmail.com

Dam:

I have been monitoring the lake level daily since June 8th. My most recent reading, July 29th, was about 16" below summer pool. In the driest periods the level is dropping $\frac{3}{8}$ " per day. If the dry weather con-



tinues with just a few thunderstorms, I expect the level to drop another 6" by August 15th. The loss per day due to leaks is approximately $\frac{1}{8}$ ". Loss due to evaporation in 90 degree weather is about $\frac{1}{4}$ " per day. Marilyn Thomas with the State, concurs with that estimate.

I'm also conducting an

evaporation test. I'll let you know how that goes.

The leaks continue to run clear. The higher leaks appear to have reduced a little, the deep leak flow appears to have increased. Overall loss from the leaks is about the same. There is still a slight Sulphur smell near the deep leak. There appears to be a slight seepage coming from a joint in the spillway and possibly a little more settlement in depressions we are monitoring on the lake side. We will continue monitoring and will evaluate in the Fall for further repairs to consider for 2021.

The State agreed to reduce the engineering inspections to quarterly. Next Terracon Engineering inspection will be in September.

Roads:

Road work for 2020 is nearly complete. Williams Hill still needs to be reworked. We have enough dust kill to take care of the remaining work without needing the last order. A savings of \$15,000. Overall the roads look in great shape with the exception of a few trouble spots. Big thanks to Bruce for his efforts. Next year we will continue maintenance efforts with the goal of improving the roads and reducing the trouble areas.

We have approximately \$18,000 left in this year's road budget. With those funds, we will reconstruct the roadway to the club house/office. This work will be done after Labor Day.

Security

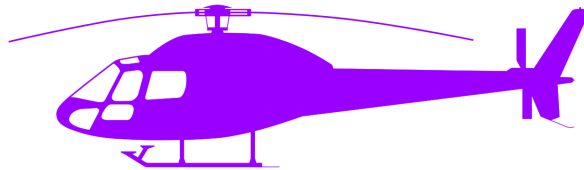
Cheri Fredelake cherifredelake160@gmail.com

I would like to start off by thanking Anastasia and Zach for the way they handled the emergency that occurred at the lake Saturday the 18th. They directed all the emergency vehicles, directed owner and guest traffic around the accident scene and answered questions from property owners wondering what was going on. The dam was closed for a period of time so that an air med helicopter could land. Traffic had to be diverted the other direction. For anyone that didn't know the dam is listed as an emergency landing zone for medical helicopters.

I am once again asking the membership to please pick up packages as soon as possible from the guard house. There is limited space available to store anything at the gate. Heavier packages and larger packages are left outside. This makes them vulnerable to the weather as well as being in the guards' way.

Please remember that you are responsible for your guests and their actions. This includes their behavior when entering or exiting the gate.

Guests are not to disrespect the guards at any time. This will not be tolerated. This can result in your guest not gaining entry. The guards have a job to do. They are doing what they were hired to do. They are following the association rules.



This is what we as members pay them to do. Anyone entering Elk Lake must have a sticker or pass. Owners and or guests cannot have someone follow them through unless the vehicle following also has a sticker or pass.

Please remind your guests to keep their pass displayed on their windshield or dash at all times while they are within Elk Lake. Vehicles

with no sticker or pass visible are subject to being towed at owner's expense.

Please remember that when you or your guests are using the beach that parking is at the top of the road by the lodge. Parking along the sides of the road is prohibited at any time. You may drive down and unload your vehicle but you must park at the top of the hill. Parking anywhere else can impede the flow of traffic. This could become very detrimental in an emergency.

I would like to ask everyone to take the time and read Bill Sprunk's building and grounds report which includes his new signage idea ([see pages 6 & 7](#)) His idea would make giving your guests directions much easier. It would make it easier for emergency personnel to find your property as well.

Buildings & Grounds

Bill Sprunk sprunk.william@gmail.com

PROPOSED NEW EMERGENCY FRIENDLY SIGNAGE SYSTEM AT ELK LAKE

Dear Elk Lake Community:
While painting all of the STOP signs around the lake last fall I ran into Captain Obvious who was wandering aimlessly and asked him if I could help. He said he was looking for North/West/South/East Lake Shore Drive. I crossed my arms and pointed its that and this way.

This view is shared by our residents, guests Emergency Services and Public Safety officials. As residents and guests, an extra 15 minutes to get to someone's house can be annoying, but generally not a matter of life or death. For Emergency Services this extra 15 minutes can be the difference between life and death.

I took this challenge to friends that specialize in Way Finding, work in EMS and Public Safety and developed a plan that improves direction, navigation, and visibility of signage. The plan has been reviewed and approved by Owen County Emergency Management Agency. The new system can be integrated into the county dispatch system for faster and more accurate response time to emergency and safety events at the lake. Understanding that this represents a

big change, the ELPOA board feel this plan benefits the entire community and is looking for feedback before finalizing the plans and budget. **The following priorities were used to create this system:** Keep it simple and intuitive for everyone to use. Make it visible day or night. Take advantage of the existing infrastructure to keep the cost as low as possible. Minimize the expense to ELPOA. Get agreement from local Emergency Service and Public Safety.

DETAILS of NEW SYSTEM

Each pole will be stripped of all current signage. Repainted or replaced as appropriate. Each pole on the main road will have a POLE number and the lots associated with that pole. Example POLE 8 LOTS 100 -300. If this pole is placed at an intersection where there are other roads behind it each of those poles will be marked with a number and a letter Example Pole 8 A Lots 200-300.

Street signs will be removed. EMS and Public Safety consider these signs optional with the pole and lot designations. This will significantly reduce the overall cost if removed. Each STOP sign will be replaced with a standard 24" x 24" reflective STOP sign. Wood Name signs will be re-

moved and returned to their lots. Flag Holders and Bird Houses will be put back on poles if space is available. Mile Marker and Speed Limit Signs will be replaced with Department Of Transportation (DOT) approved signs. All other information and directional signage will be replaced as appropriate. Each residential lot will have a dual sided reflective sign placed at the road as required by County Ordinance and ELPOA regulation. All signs will be metal with Engineering grade reflective backing and white letters.

Addressing Priorities and Frequently Asked Questions:

The new system simplifies the directional signage and meets DOT codes for reflectivity and visibility day or night. At the suggestion of Owen County EMS we use an Engineering grade reflective sign instead of Diamond reflectivity. This results in a savings of 25% per sign. We will be reusing the existing posts which will save money over purchasing new posts. Some retrofitting will be required for some poles, however the cost of this is significantly less than all new posts. If a post needs replaced, we will do it as part of this project. (Cont. on next page)

Buildings & Grounds (Continued)

To help minimize the expense to ELPOA for this project we have looked at several sources of funding: We asked Owen County for financial support. ELPOA will be able to buy the signage through Owen County and their contracts saving us at least 50% over retail on the signage. There will be a main sign installed at the Maintenance Shed which will point people to the shortest route to a set of poles. We will be selling advertising on this sign to local merchants as we support the local economy when we are here. This advertising will be done on an annual contract which will allow us to build a fund for maintaining the signage. There will be request for donations sent out that will be specifically earmarked for the sign project. The lot number signs will be included as part of the overall project. If you are completely against having this in your yard, please let ELPOA know and understand the risk you may have in emergency vehicles not being able to find your house. Volunteer labor for replacing the signage will significantly reduce the overall cost of the project. We will be making pole kits that people can pick up. Think Adopt A Pole. You will need scraper,

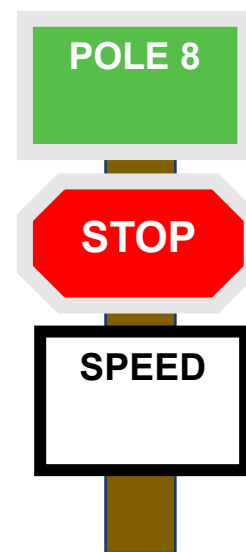
paintbrush, screw drivers, possibly a saw.

You could make it a fun community service project for your family to do together. Doing away with road name signs reduces our overall cost significantly.

Frequently Asked Questions / Comments: The current signage is part of the character of the lake. I think we all agree on this, however it impacts the overall safety of the community and with the nearest hospital over 45 minutes away, every minute counts for EMS, First Responders and Public Safety to arrive at your house. Why are you taking down the name signs? They are of all different shapes, sizes and condition of repair. Our goal is to standardize all signage in the lake to DOT standards for EMS and Public Safety. Your name sign will be returned to you. What can be done to reduce the cost? Please see funding section above. What will this project cost in total? The original estimate was \$50,000 all-in. There are several factors have not been included that will reduce this cost significantly including: Money saved by purchasing signs through the county, Final count of all signage including lot number signs, If the road signs are part of the project or not. These signs alone are \$8,000 with mounting hardware, Labor – 10

hours of labor are factored per pole. The more volunteers, the more we save, Advertising – final main sign design is not complete, so it is unknown how much space and what we can charge for this advertising. **Can I provide a list of questions, suggestions, or comments? Absolutely and we encourage this. Please reach out to Bill Sprunk – 513-702-8862 or e-mail**

sprunk.william@gmail.com. The ELPOA Board hopes that the overall community is in support of this project and can see the value not only for EMS, Fire and Police, but for getting your guests in and out of Elk Lake.



Above is a rendering of the new signage system, not to scale

Sportsman Club News

Bob Duke

We had another great turnout for the July tournament. The weather was in our favor that morning compared to mid 90's earlier in the week. With the hot weather we are having, we need to take care of the fish. From here on out you if you catch a big fish you can contact me, **Bob Duke, 513-312-6782** and I will meet you back at the marina so we can weigh the fish and release it so it won't have to stay in the live well all day. So on to the winners:



1st place: Rob Epperson with 13.53 lbs

2nd place: Bob Cardosi with 13.10 lbs

3rd place: Scott Fryman

Big Bass: Bill Weil at 5.13 lbs.

Congrats to all. August 8th is next tournament and I will post times at guard shack. FISH ON!!!!!!

New Member Alert

Gerald & Dana Kirpes
Lot # 810, 812-813

John & Melissa Stacy
Lot # 49



Important Notices for Members



**ELPOA Board Meetings
(Members Welcome)**
June 20th,
July 18th,
August 15th
September 19th
October 17th
December 21st

**SPEED
LIMIT
15**

\$25 monthly fee

Boat/Trailer Storage at Lodge
Parking lot

Contact ELPOA office for more

Parking for day/weekend is allowed

All other boats/trailers will be towed

**Watch ELPOA Website
& Facebook page for
upcoming member
events!**

LOTS FOR SALE!

Contact ELPOA Office for
pricing & locations

**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**

**Remember your building
permit for any addition
to houses, decks, &
docks.**

**Available online or call
502-514-1592**

**Members & guests be aware of
regulations for what is/is not
allowed within the ELPOA.
(Quiet time, boating rules,
swimming regulations, speed
limit, garbage, etc.)**

**Reminder: if you have a property improvement permit & your job is complete,
please call 502-514-1592 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, beautifi-
cation, security, lake & dam, etc. Please contact ELPOA office for additional infor-
mation**

Advertisements

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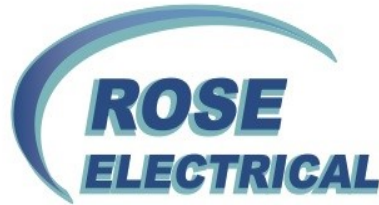
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NOTICE: Crosscut Tree Removal

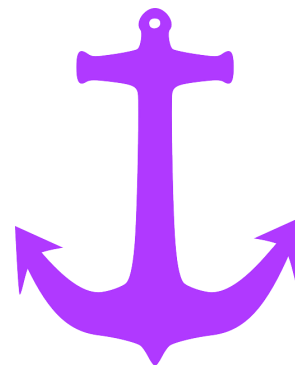
Will cease operations until possibly July 2021. To my many loyal customers, thank you for your support and sorry for the inconvenience.

James Cross, Owner



We are a full service glass company serving the northern KY & greater Cincinnati for over 74 years. We offer auto glass replacement, residential windows

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Dry Ridge - 85 South Main Street 859-824-3371
Owenton - 3885 Highway 127 North 502-484-0242



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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

Not many properties listed at this time. However, if you're looking for that perfect place to build lasting memories and fun times contact us to get on our waiting list. We will keep you posted of all new listings and you'll be the 1st to know what is available! Ready to work for you, if your ready to sell. Love Elk Lake and have 30+ years knowledge of the area.

CALL TO SCHEDULE A PRIVATE SHOWING OF ANY LISTINGS!

	<p>Cedar sided home nestled in the trees with easy walk to your own dock. New roof was put on April 2019! \$154,900 PENDING</p>		<p>Rustic Cabin on two waterfront lots! Charming and located on a loop! \$150,000 SOLD</p>
<p>Double Lot \$49,000 SOLD</p>	<p>WATERFRONT lot, just inside of no wake. WOW! ONLY \$26,600. SOLD</p>	<p>Double Lot deep water! Don't let this one slip away. Only double waterfront lot on the market! Spectacular views! \$64,900 PENDING</p>	
<div style="text-align: center;">  <i>GOD BLESS AMERICA, PRAY FOR OUR TROOPS Celebrate our Freedom!</i> </div>		<p>CALL, TEXT, EMAIL REGARDING YOUR PRIVATE TOUR OF THE LAKE!!!! See contact info above!</p>	





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“PENDING” LOT 43 - CLOSE TO THE ENTRANCE, DAM, AND MARINA, BEST COVE ON THE LAKE, WATERFRONT, COMFORTABLE. What else could you ask? This 2 Bedroom, 1 Bath well maintained Home is waiting for you to **ENJOY** the **SUMMER!** Central Heat and Air, Lots of Storage Buildings, Boat Storage Building, Dock, and a reasonable **LEVEL** Lot. A must see! **MLS 537537, \$154,900.**

“SOLD” LOT 50 – GREAT WATERFRONT LOT that is close to the main entrance of the resort. This log home offer a quiet waterfront cove lot. The lot has a very gentle walk to the water, with space from the neighbors. Lot#50 is the first waterfront lot, with close access to the beach, marina, boat ramp, and community room. The circle drive give ample parking for family and friends that visit. The two new outside storage buildings are great for all your lake toys! There are two wood, one a soap stone, stove that keeps the home warm and cozy for winter use. Must have an appointment. **MLS 535467, \$214,900.**



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221	\$ 495	
448 thru 451	\$ 5,950	SOLD
479 & 528	\$ 2,200	SOLD
847-848-849	\$ 895	
869 & 870	\$ 695	
874 & 877	\$ 695	SOLD
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.	PENDING
1183 ,& 1185-1188 & 1208-1209	\$ 15,900 (7 LOTS)	
1190 thru 1199	\$ 12,900. (10 LOTS)	
1200 thru 1204	\$ 1,095	SOLD
1219 thru 1228	\$14,985	PENDING
1251-1253 & 1255-1257	\$1,195	SOLD
1275 & 1276	\$ 695	SOLD
1305 & 1306	\$ 695	
1360-1366	\$5,950	SOLD
1532-1534	\$4,500	
1537 & 1538	\$ 695	PENDING
1540 & 1541	\$ 695	SOLD
1559 & 1560	\$ 695	SOLD
1570-1571-1572	\$ 895	
1582-1583	\$8,900.	

WATERFRONT OR VIEW

64 w/dock	\$ 34,900.	
622	\$ 24,900	Great View
767 ,904,905,953	\$ 34,950 (4 LOTS)	PENDING
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964	\$ 27,950	

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Sam Altman, Principal Broker

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