

# Elk Lake Shorelines

Volume 20, Issue 4

elklakenewsletter@gmail.com

April 2022



Elk Lake Property  
Owners Association

## 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

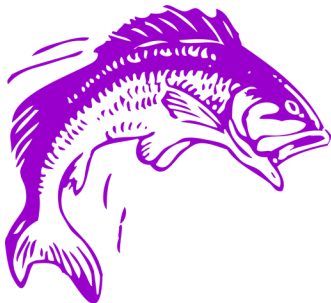
**Guardhouse:**  
502-484-2482

**Office phone:**  
502-484-0014

**Marina:** 502-484-3181

**Newsletter:**  
elklakenewslet-  
ter@gmail.com

**Website:**  
www.elklakeshores.net



## President's Note

Bill Fister    WEF5858@aol.com

Happy April. Hoping you had Kansas, Duke, North Carolina and Villanova in your men's bracket's final four. I can tell you that I didn't pick any of those teams to go that far but I had fun donating my entry fees. I've put on my "wait until next year" t-shirt and moved on with no bitterness.

As the first order of business for this month's letter, I'll remind everyone that our Spring cleanup day will be April 23 starting around 9:00 assuming no rain. This is a day when members can pitch in on projects such as repairing and repainting the beach umbrellas, planting flowers up front by the entrance, painting the guard shack and mailboxes and other small projects. We'll have a good list and necessary supplies at the gate on the 23rd and while our maintenance contractor will provide us with a wish list, we certainly are open to suggestions. If interested, please send an email to me at [wef5858@aol.com](mailto:wef5858@aol.com) or drop me a text at 513-365-9627 so we'll know how many folks to expect. We only work for a few hours and it helps make the lake grounds nice for the start of the summer season.

At the March board meeting, we discussed as promised the board decision to delay the closing of the valve. While we received positive feedback about that decision from many members, the members that attended the meeting pushed hard for us to close the valve and allow the spring rains to bring the lake level up. Although we were not able to finish the project we had hoped with the beach sand preservation, we felt that the overwhelming desire of the membership was to get the valve closed and voted to do so. (cont. on next page)

## President's Note Continued

As I have relayed in past newsletters, listening to members is extremely important to the board's decision-making policies and we welcome any and all feedback. And as always, if a member wants to add an agenda item for discussion, the board is always happy to consider it just like we did with the suggestion to leave the valve open.

Sometimes it takes a little controversy to get people talking and that is a good thing. One of the many positives that came out of the discussions that folks had around the valve closing was a suggestion to try to post the agenda for the board meeting two weeks before the meeting on the Elk Lake website so that members will know what is being discussed and interested member can attend. Look for the agenda to be posted as a matter of course on the 1st Saturday of each month. As a reminder, board meetings occur regularly on the 3rd Saturday of each month. I also promised that we will listen to attending member's concerns and issues at the first part of the meeting so that guests with issues and suggestions do not have to sit thru the mundane part of the board agenda if they don't wish to. We would just ask as a board that those issues can be relayed so that we are prepared to address concerns and questions. Again, an email to me at [wef5858@aol.com](mailto:wef5858@aol.com) or a quick text can work.

Sadly, for personal reasons, another one of our board members, Dan Whitaker, needed to step down effective last month along with the previously announced George Schneider resignation. In his short tenure on the board, Dan proved to be a real breath of fresh air and had began a revamp of the Elk Lake website infrastructure so that we can add data and changes more readily and also add some features that were sorely needed. He has agreed to continue with that so we will still be able to fully leverage his technical expertise.  
(continued on next page)

## President's Note Continued

George, of course, has been a long time member of the lake and will still be serving the lake in many capacities as always. That said, we had two outstanding replacements for George and Dan that were added at the last meeting. They are Ken Kippenbrock and Kelvin Patterson. I will tell you more about them in the next newsletter, but they both come with a great deal of business experience and are long time lakesters. Both terms are temporary until the November election but I will be doing a lot of arm twisting between now and then to persuade them to run for the unserved terms and continue as board members.

Finally, our past board president, Scott Jones, will be spearheading the deer hunting initiative that we are trying to use to thin out the deer population here at Elk Lake. He has prepared a document which will serve as a starting document moving forward. Look for the rules for qualification to hunt here and other details later this year. Now all we need to do is figure out how to get rid of a few geese. I'll take any legal suggestions.

In closing, it is a pleasure to continue to be able to serve and support our members as the president of the board. Today's calendar offered me a Poohism that teaches me more about perspective than anything else and has nothing to do with the lake but I thought I'd share.

"To the uneducated an "A" is just three sticks" .

Have a great month. Spring is here and warm weather is on the way.

hello  
SPRING

# Financial Report

Jason Wainscott fullserviceauto@hotmail.com

According to the most recent financials:

**Available Funds:** We have \$685,759.04 available in our checking and savings account. This is the total amount of money we have in the bank. Some of these monies are earmarked for items like the dam fund, vehicle fund, cash reserves, road loan portion, etc.

**Road Loan:** We have received \$65,000.00 in Membership Road Dues YTD. Current Road Loan Balance is \$389,446.50. 2022 Road Loan Payment of \$69,793.88 was made in February.

**Marina Gas:** Marina Gas expenses are at \$246.28. These expenses are for the credit card system.

**Misc. Income:** Misc. Income is at \$22,990.68. 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 52 members who owe 2022 dues. Approximately 16 of those owe more than one year's worth of dues.

**Interest:** YTD Interest on our Checking/Savings account(s) is \$17.68.

	Actual	Budget	
5210 · Membership Dues Cover Operating Expenses	\$355,500.00	\$443,398.00	\$87,898.00
Operating Expenses	\$44,589.29	\$443,398.00	
	\$310,910.71	\$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	1,699.03	\$2,000.00	\$300.97
5216 · Sticker Fees	2,740.00	\$2,500.00	-\$240.00
5225 · Initiation Fees	2,500.00	\$35,000.00	\$32,500.00
5310 · Interest-checking/savings	17.68	\$350.00	\$332.32
5330 · Lodge Rentals	0.00	\$500.00	\$500.00
5335 · Slip Rentals	3,375.00	\$3,750.00	\$375.00
5410 · Asset Sales - Gross	1,000.00		-\$1,000.00
5450 · Advertising revenues	525.00	\$3,500.00	\$2,975.00
5460 · Donations	450.00	\$400.00	-\$50.00
5470 · Fines/Fees	0.00	\$1,000.00	\$1,000.00
5490 · Miscellaneous revenue	285.00	\$36,000.00	\$35,715.00
5491 · Property Improvement Applicatio	1,400.00		-\$1,400.00
	\$22,990.68	\$90,050.00	-\$67,059.32
1000 Checking/Savings	\$685,759.04		

	Actual	Budget	
5210 · Membership Dues Cover Operating Expenses	\$355,500.00	\$443,398.00	\$87,898.00
Operating Expenses	\$44,589.29	\$443,398.00	
	\$310,910.71	\$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	1,699.03	\$2,000.00	\$300.97
5216 · Sticker Fees	2,740.00	\$2,500.00	-\$240.00
5225 · Initiation Fees	2,500.00	\$35,000.00	\$32,500.00
5310 · Interest-checking/savings	17.68	\$350.00	\$332.32
5330 · Lodge Rentals	0.00	\$500.00	\$500.00
5335 · Slip Rentals	3,375.00	\$3,750.00	\$375.00
5410 · Asset Sales - Gross	1,000.00		-\$1,000.00
5450 · Advertising revenues	525.00	\$3,500.00	\$2,975.00
5460 · Donations	450.00	\$400.00	-\$50.00
5470 · Fines/Fees	0.00	\$1,000.00	\$1,000.00
5490 · Miscellaneous revenue	285.00	\$36,000.00	\$35,715.00
5491 · Property Improvement Applicatio	1,400.00		-\$1,400.00
	\$22,990.68	\$90,050.00	-\$67,059.32

1000 Checking/Savings	\$685,759.04		
-----------------------	--------------	--	--





# Security

Cheri Fredelake cherifredelake160@gmail.com

Just a reminder you need to keep your dogs under your control at all times. The dog warden has been in touch with a couple of members concerning their dogs running loose. If the association gets a written complaint the dog warden is contacted. So please be a good neighbor and keep your dogs under control.

Remember April 1st you are required to have your new stickers on your vehicles. If you do not have a new sticker on by April 1st be prepared you may be stopped and asked to show your license as proof you are the owner of the property. The guards don't know everyone so they may stop you if you don't have the 2022 sticker. Please remember the speed limit is 15mph no matter what you are driving. Besides cars there have been a few complaints about AT-V's, side by side and UTV's speeding.

Please to not leave boats and cars that you want to sell parked at the gate. This is not allowed. You can place them on your property and/or place an ad in the newsletter if you are trying to sell them.

If you are planning to have a de-

livery or have work done on your property remember to let the gate know and fill out a contractors form.

Please DO NOT call or stop at the gate and tell the guard NOT to let someone in. If they don't have a sticker or a pass they won't be let in. If they have a current pass or sticker they will be let in. It is up to you the property owner to get the sticker or pass back from the individual if you no longer want them to come in. The guards will not get involved in friend or family member disputes. That is not part of their job. Just a reminder passes can only be written for up to three days at a time. If your guest or family member will be staying longer you will need to write them an additional pass. (continued on next page)



# Security

Cheri Fredelake cherifredelake160@gmail.com

Please DO NOT stop at the gate and hand the guards a list of your guests. Each guest must have a pass and it is your job to come in and write the passes out. Passes can not be taken home and filled out they must be filled out at the gate.

Please advise your children and/or grandchildren that going into houses being built or going into houses where no one is living is not only dangerous but illegal. It is trespassing.

If anyone has any ideas on how to improve security or has any concerns about security please feel free to contact me.

As I said each month I am going to talk a little bit about one of our guards. This month's guard is John Bladen.

John Bladen is our 4-12 weekday guard. John is a veteran of the US Army. We thank him for his service. John has been with Elk Lake for six years. He is always willing to fill in when necessary or help out in anyway he can. He is very reliable and dependable. He is very knowledgeable about all shifts having worked them all at one time or another. John also helps train when necessary. He

recently trained our new weekend guard Emma Newton. John is always polite and respectful. He handles stressful situations and emergencies very well. John can answer most of your questions or at least direct you to the correct place to get an answer if he doesn't know the answer himself. If you haven't met John please stop and introduce yourself the next time you see him.





## 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)**
- ♦ **Lots for Sale!** Contact ELPOA Office for pricing & locations

**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

### **Help Wanted**

#### **Part-time at the ELPOA office**

Please stop by the office any Saturday, call at 502-484-0014 or email [elpoa@elklakeshores.net](mailto:elpoa@elklakeshores.net) for more information.





## Important Notices for Members



- **Spring Clean-Up Day will be on April 23rd @ 9:00 a.m.**
  - If interested, please send an email to Bill Fister at [wef5858@aol.com](mailto:wef5858@aol.com) or text at 513-365-9627
- **New Member Committee meets on the third Thursday of the month @ 7p.m. Please contact [vboerger@yahoo.com](mailto: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.**



## 2022 ELPOA Annual Dues Form

Primary (House location) Lot # \_\_\_\_\_ Other Lot(s) # \_\_\_\_\_

Member Name(s) \_\_\_\_\_

***Has anything changed? If so, please update:***

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Primary Phone Number \_\_\_\_\_

cell phone \_\_\_\_\_ e-mail \_\_\_\_\_

cell phone \_\_\_\_\_ e-mail \_\_\_\_\_

**All Vehicles entering the ELPOA Gate will require a Vehicle Sticker or have a Guest Pass on their windshield at all times while on ELPOA property**

### Vehicle Stickers

Each Member is issued up to four automobile window stickers for their and Immediate Family's automobiles. If the Member requires more than four stickers there will be a \$10.00 charge for each additional sticker. To receive additional stickers you must list the name (immediate family only). Example: Member has four automobiles and three children requiring stickers – you get four stickers with your Membership – you pay \$30.00 additional for three additional stickers. Maximum additional stickers will be **SIX**.

Name \_\_\_\_\_ Relationship \_\_\_\_\_

Name \_\_\_\_\_ Relationship \_\_\_\_\_

Name \_\_\_\_\_ Relationship \_\_\_\_\_

Name \_\_\_\_\_ Relationship \_\_\_\_\_

**Additional Vehicle Stickers Required This Year (Max. 6 @ \$10 each) # \_\_\_\_\_ \$ \_\_\_\_\_**

Name \_\_\_\_\_ Relationship \_\_\_\_\_

Name \_\_\_\_\_ Relationship \_\_\_\_\_

Name \_\_\_\_\_ Relationship \_\_\_\_\_

Name \_\_\_\_\_ Relationship \_\_\_\_\_

Name \_\_\_\_\_ Relationship \_\_\_\_\_

Name \_\_\_\_\_ Relationship \_\_\_\_\_

Members "Not in Good Standing" will be required to show identification prior to entering ELPOA property.

**Please complete & return this page with the names/relationship of each family members to receive vehicle passes above.**

Member Signature \_\_\_\_\_ Date \_\_\_\_\_

# Advertisements

## BUSH REALTY

147 W. Seminary  
P.O. Box 66  
Owenton, KY 40359  
bushrealty@aol.com

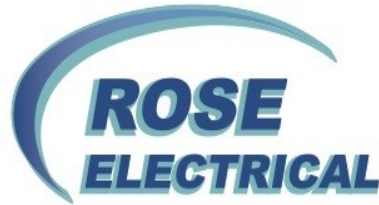
Cell: (502) 593-5086  
Office: (502) 484-2295  
Fax: (502) 484-0735

## Bentley Bush

BROKER/OWNER  
FARMS-HOMES-ACREAGE  
APPRAISALS & AUCTIONS



[www.bushrealty.com](http://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

## Chappell Septic Service

**502-593-5500**

## Liz Burkhart

### Spring Cleaning!

Schedule Today:

513-306-5854

[burkhart.liz@gmail.com](mailto:burkhart.liz@gmail.com)

- Hourly Rates
- References Available By Request
- Ask about Discount for Pantry Clean-Out



342jacks.com  
859-342-5225

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

& replacement, shower doors, commercial glass store fronts, custom screens/screen repair, mirrors and table tops. We offer Elk Lake residents onsite window repair & replacements.



## Richard Curry Ins Agency Inc

Richard Curry Jr CLU®, Agent

4953 Delhi Pike

Cincinnati, OH 45238-5346

Bus 513 451 5205 Fax 513 451 4934

[richard.curry.bx2v@statefarm.com](mailto:richard.curry.bx2v@statefarm.com)

24 Hour Good Neighbor Service®





**Bob Duke**



[bossofthemoss50@yahoo.com](mailto:bossofthemoss50@yahoo.com)

**First Tournament of the Year**

April 9th: 7:30-1:00

**New Members**

**Ashley & Blake Dawson**

Lot # 64

**Bobby & Krystal Foley**

Lot # 1157-1158

***KEMPER REALTY, LLC***

**Melissa Kemper, Broker & Owner**      **502 750-1384**      **502 484-5562**  
[mapkemper@aol.com](mailto:mapkemper@aol.com)      **website: [kemperrealtykentucky.com](http://kemperrealtykentucky.com)**

If you decide to sell your property, give me a call. I will work for you and can provide you with exceptional personalized, professional and experienced service.

Thank you for your business! Hope to hear from you when you're ready to sell or buy in 2022! Hope to have some listings soon because I have many clients waiting for something to come available.



# Full throttle outdoors

Yard work  
Deck staining  
Pressure washing  
Concrete

\* Formally known  
as cateye service

Call us for your  
out door needs  
+1 (859)  
692-3391  
(Shawn)



## ADVERTISEMENT COST (Per Month)

\$5 for Sales & Services Section  
\$10 for Business Card sized ad  
\$20 for 1/4 page ad  
\$40 for 1/2 page ad  
\$60 for 3/4 page ad  
\$80 for Full page ad

Email [elpoa@elklakeshores.net](mailto:elpoa@elklakeshores.net)  
or call 502-484-0014

**NOTE: E.L.P.O.A. does not recom-**  
**mend or endorse any of the adver-**  
**tisers in this newsletter.**

**LISTING YOUR HOME  
CAN BE SMOOTH SAILING  
WHEN YOU LIST WITH PAT**



**PAT TENOEVER**  
513-615-3002  
[ptenoever@sibcycline.com](mailto:ptenoever@sibcycline.com)

**SIBCY  
CLINE**  
REALTORS®

# *You're Invited*

*...to a better way to do real estate!*



Anna Rose

Realtor  
anna@ashcraftrealty.com  
513-373-3460



Jimmy Dalton

Realtor  
jim@ashcraftrealty.com  
502-514-6458



Mindy Hearne

Realtor  
mindy@ashcraftrealty.com  
859-802-9417

**Responsive - Courteous - Dependable**



# ASHCRAFT

**REAL ESTATE SERVICES, INC.**

John Ashcraft, Principal Broker  
125 North Madison Street, Owenton, KY

**[www.AshcraftRealty.com](http://www.AshcraftRealty.com)**



**ApRiL 2022 : JUST CALL 502.484.4411**  
**& Get Answers :: Don't Miss Your Dream**  
**For Information on all property**  
**#1 SELLING AGENT Since May 1, 2008**



**\$ 209,000/3 Season Waterfront**  
 3Bd/ 1Ba , Dock, Boat Lift Original  
 Charm of Years Past. Selling AS IS'  
 call for all Details.

**\$ 39,000. 1.5 LOTS WF**



**PENDING**

**3Bd/2Ba Private Retreat. New**  
**Build. Love feeling in the Woods &**  
**Away? Come Ride, Fish, Swim, Star**  
**Gaze. Feel the Ahhhhh ! ...This**  
**Retreat is tucked in the trees for**  
**Privacy within Elk Lake. Great**  
**finishes, Ex Lr Decks. \$299,000.**

**Hi,**  
**Let's get you ready**  
**to**  
**Sell OR Buy ...**



**ALTMAN**  
**REALTY**

**502.484.4411**

**Sam Altman**

Principal 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**

475 Elk Lake Resort Rd Ste 24  
 Owenton, MO 64656

## Sales & Services

### **Concrete Needs?**

Please contact Hosea Miller  
**(502) 514-5905**

**Wildlife Removal & House Repair**  
**Ron Ellis**  
**(502)-514-2596**

### **Collins Pressure Washing**

All External cleaning solutions  
House, concrete, docks, decks  
Give us a call for a free estimate  
Brian Collins 502-514-5135



Elk Lake Property Owners Association  
445 Elk Lake Resort Road  
Owenton, KY 40359

