

Elk Lake Property Owners Association

Elk Lake Shores *Shorelines*

Volume 18, Issue 4

www.elklakeshores.net

April 2020

From the president

Scott D. Jones joneesscott1396@yahoo.com

Difficult Times

First and foremost, I sincerely hope you all are doing well and staying healthy. These are challenging times, as we watch the world hit the pause button and go into seclusion while we fight this horrible virus. This disease should not be taken lightly, and we must all do our part to slow the spread so that our medical professionals can get ahead of this outbreak. I have absolute confidence that we will have a reliable treatment in the coming weeks followed by a vaccine sometime next year. In the meantime we must all hunker down and respect what Governor Beshear and Governor DeWine are asking us to do.

It is my understanding that many of you have decided to quarantine at your lake retreat...not a bad idea. So how does this affect life at the Lake? To comply with the "safe distancing" policy we have made the following changes:

- ⇒ The Guard Shack is off limits to all members. For the safety of our security staff and the fact that the facility is so small, we ask that no one enters the guard shack. If you need to pick something up or drop something off, please do so from outside the building and maintain a safe distance.
- ⇒ The office will be closed to members. Lee will be working every Saturday (for now) but can only do so in a protected environment. If you need to pay your dues or pick up stickers, please coordinate this through Lee by phoning 502-484-0014 or email at elpoa@elklakeshores.net and she will most likely have you drop payments off at the gate.
- ⇒ The Beach is closed. – We noticed a lot of people hanging out at the beach. We must do our part to fight the spread of this virus, and public gatherings are prohibited.
- ⇒ Monthly Board Meetings are now conference calls. Our March meeting was a teleconference, and this will continue for the foreseeable future. If you have a concern or question, please reach out to any Board member and we will address your concern during our next meeting.
- ⇒ Spring Clean-up has been rescheduled to April 25, and the

⇒ Annual Meeting (May 16th) is up in the air right now. We will keep you posted.

It was brought to my attention that potential home buyers are coming down to the lake as a guest, and with the absence of a Realtor (by Governor Beshear's orders), they are walking the properties that are for sale. I have been asked by the Real Estate community to discourage this for the safety of the owners and agents. The time will be here soon enough to engage in the real estate market.

On a positive note, Bruce has been very busy these past few weeks. He has added much needed sand to the beach. It will be ready to enjoy when the quarantine has been lifted. The marina dock is just about complete. I had high hopes that this would be a fun group effort for many of our talented members, but Mother Nature with all of the rain and now the quarantine restrictions prevented this from happening. The water never receded where we had hoped, but this did not deter Bruce and Tony O'Bannon. They put on waders and dug out the old posts and set new ones including pouring concrete. By the time this took place the safe distancing rules were in effect, which precluded us from organizing a group project. I still want to thank all of those who offered to help. We will have other projects in the future.

Stay safe and stay healthy. This will end and we will all be enjoying our oasis soon enough.

Road report

Jim Millar emillar75@gmail.com

Roads a lot more traveled...

Time again for a new season and heavy travel on the roads. Especially with many at the lake to shelter in place.

We came through a rather mild but wet winter. Generally, the roads have survived in good shape. In a few weeks we will begin the 2020 road maintenance projects. Focus will be on the main roads including the dust control and followed by selected side road reconditioning for this year. As we proceed, you will see improvements, especially in areas where pot holes have occurred.

Please be patient as the work proceeds and remember to drive at the posted 15 mph, especially as the dust control has been newly applied and due to more traffic.

Dam report

Jim Millar emillar75@gmail.com

Dam is holden, rains cometh, waters up, go forth and play...But remember the Coronavirus social distancing recommendations...

After making some repairs in February, we are still monitoring some leakage. The closing of the valve was delayed about two weeks as we assessed further action. After review with the State Division of Water, Dam Safety Section, we were permitted to bring the lake up to summer pool as we continue to have the dam monitored by a geotechnical engineer on a monthly basis.

If required, we can make repairs even as the lake remains at summer pool. It's not unusual for earthen dams to leak. Leakage becomes a problem when too much water is released to prevent recreational use of the lake or if the leaking is eroding the core of the dam. Repairing a leak can actually increase pressure at other leaks or push another leak to develop. And can be costly. So we want to be prudent and monitor conditions.

For now we appear to be ok. But, conditions can change and we need to accept and be prepared for future repairs.



**SPRING
CLEAN-UP DAY**

**Rescheduled for
April 25 at 9 am**

Due to the Coronavirus and Safe Distancing policy set by the State of Kentucky and Federal Government this will be **postponed** until a later date. We will keep you posted.

Office hours:

10am—4 pm Saturday

Or by appointment

Email addresses-

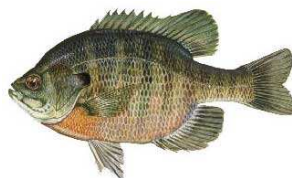
elpoa@elklakeshores.net

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

We are still behind in receiving 2020 Dues, about 60 members. I realize this is a difficult time for many because of the corona virus, but help if you can.

It looks like we could have more expense on the Dam, and we are already \$6000 over budget. We also are still short in covering our loan payment by about \$7,900. We have covered this out of dues that have come in so far, but we are only thru two months. I am sure Jim will explain in more detail the dam situation.

Most budget items, other than Lake and Dam, are in fairly good shape at this time of year. Thanks for your support of your lake.

ELPOA Income / Expense Analysis

Type	Accounts	2020 February Operating Budget		
		Actual YTD	Budget	Balance
INCOME				
	Membership Dues	\$336,900.00	\$404,800.00	\$67,900.00
	Reserve Transfer - Lake & Dam	\$0.00	\$0.00	\$0.00
Total		\$336,900.00	\$404,800.00	\$67,900.00
EXPENSE				
	Payroll Expense	\$18,732.00	\$113,895.00	\$95,163.00
	Security Expense	\$415.00	\$6,200.00	\$5,785.00
	Building & Grounds Expense	\$14,727.00	\$93,690.00	\$78,963.00
	Lake & Dam Expense	\$17,575.00	\$11,000.00	-\$6,575.00
	Road Maintenance Expense	\$0.00	\$103,000.00	\$103,000.00
	Administration Expense	\$8,463.00	\$74,850.00	\$66,387.00
Total		\$59,912.00	\$402,635.00	\$342,723.00
	Profit/Loss	\$276,988.00	\$2,165.00	
Marina Gas				
	Marina Gas Income	\$0.00	\$35,000.00	
	Marina Gas Expense	\$139.00	\$35,000.00	
	Marina Gas Income / Lost	-\$139.00	\$0.00	
Citizens Union Bank Loan				
	Membership Dues - Loan	\$61,900.00	\$73,600.00	
	Loan Payment	\$69,794.00	\$69,794.00	
	Profit / Loss	-\$7,894.00	\$3,806.00	
Miscellaneous Income				
	Miscellaneous Income	\$19,328.00	\$49,750.00	
	Reserve Budget Accounts	\$0.00	\$49,750.00	
	Profit / Loss	\$19,328.00	\$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.

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.

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.

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!!

IMPORTANT REMINDERS!!

- ⇒ **If you are building and expecting heavy deliveries** — make sure you and/or your contractor check in with the gate to see if the road is open or closed to heavy traffic due to road conditions.
- ⇒ **When returning your dues** — please fill out and submit the Member Information Update page.
- ⇒ **BEFORE you start on any construction project** — members must complete and submit a property improvement application.

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.

ELPOA Board Meetings

Members welcome!

3rd Saturday at 9 am

April 18 (conference call)

May 16 - Annual Meeting

June 20

July 18

August 15

September 19

October 17

December 21

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.

LOTS FOR SALE!

Contact ELPOA office
for pricing
and locations.



Tony Sloma



Janetta New



John Bladen



Ashley Byers



Zach Juett



Anastasia Juett

Security

Cheri Fredelake Cherifredelake160@gmail.com

With everything that's going on in the world right now, we have changed some things at the gate. First the guard house is limited to employees only. Passes should be called in if at all possible. Please have your PIN number ready when calling in your passes. Limit three passes per phone call.

The guards will bring your packages out to your car. Please pick up larger and heavier packages as soon as possible. Larger packages are left outside and are difficult to move inside due to the weight or size if the weather changes. The guards are also sanitizing the guard house before and after each shift. They are washing their hands regularly as well. I hope that we will soon be able to get back to normal, but for now please let's all practice social distancing.

When bringing in your boats--as long as you have last year's sticker on your boat or the title/registration of the boat in the property owner's name, you will be able to bring the boat through the gate.

With all the side-by-sides, atv's, utv's and golf carts being used at the lake, we need to all practice safe driving techniques. Please drive the speed limit and drive on the correct side of the road. Please read your rules and regulations concerning these vehicles. Remember the property owner is ultimately responsible for any damages or injuries caused by these vehicles.

The guards are also monitoring the cameras around the lake. This includes the garbage dump. Please do not put anything but bagged garbage in the dumpsters. If you are caught dumping anything besides bagged garbage, you will be fined. Also please be aware that garbage can NOT be brought from outside the lake into the lake. If you try to bring in garbage of any kind you will be turned away at the gate. We have had some incidents with this issue recently.

Please do not park your boats, cars or trailers that you have for sale at the gate. There is limited room and we need this for employee parking and issues that may arise at the gate.

I would just like to end my report by saying I hope and pray that everyone stays healthy and safe, and that this pandemic ends soon. Remember to practice safe distancing it saves lives.

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Melissa Kemper, Broker 502 750-1384 502 484-5562 mapkemper@aol.com

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.

We are thankful for the opportunity of meeting each of you and working with you and your real estate needs and are looking forward to continuing to do so.

Hopefully the virus is soon contained and not let our spirits be dampened. Let us know if you need anything real estate or otherwise that we can be of encouragement to you.
 We welcome a call, email or text.

Sincerely, Melissa and Peggie.

Close to entrance! 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**

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

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

April

