

Elk Lake Property Owners Association

Elk Lake Shores *Shorelines*

Volume 16, Issue 4

www.elklakeshores.net

April 2018

From the president

Sheri Donaldson elklakeboardky@gmail.com

Member Dues and Collections

Because it is vitally important to the board that we are transparent and clear on everything on this issue, I want to make sure all ELPOA members/purchasers are aware of the current process for collection of past dues, assessment and fees. It is critical that all members pay their share. ELPOA dues are due by March 1st every year.

If there are any members who needs to make arrangements, PLEASE contact me so I can assist you.

Any member is welcome at any board meeting to address any issues concerning them or the ELPOA.

PURPOSE:

To clearly define collection procedures, legal action and filing of liens on behalf of the ELPOA.

Definitions from the Governing Document:

The term “Member Dues” means monies paid annually by March 1 of every year by every Member/Purchaser in Elk Lakes Shores Subdivision as defined by the Warranty Deed. This money is used to maintain the finances and operations of the ELPOA property and association.

The term “Member Assessment” means monies paid annually by every Member/Purchaser in Elk Lake Shores Subdivision as defined by the Warranty Deed. This money is used for special projects and to maintain those existing projects for the ELPOA property and association.

POLICY AND PROCEDURES:

The Board has the full power and authority to act, including making good-faith interpretations with respect to the Governing Documents, regarding any and all matters affecting the membership or Elk Lake Property Owners Association.

ELPOA GOVERNING DOCUMENTS state as follows:

It is the policy and procedure of the ELPOA that delinquent members/purchasers shall be subject to the following:

1. Member/purchasers dues are payable every year by March 1 of that year and repeat every year perpetually. This is binding to assigns and heirs per the ELPOA Warranty Deed.
2. A member/purchaser is considered delinquent on the payment of their dues if their dues are not paid in full by March 1 of the year they are due, including any prior delinquency.
3. Once a member/purchaser is delinquent they are automatically “not in good standing” as defined by the ELPOA governing documents.
4. A Demand Notice of Delinquency will be mailed to the last address of record to all delinquent members/purchasers of property in the ELPOA subdivision on or after April 1. This demand notice will give the member/purchaser 30 days from the date of the letter to cure the delinquency in full. It is the members’/purchasers’ responsibility to maintain a current mailing address on file with the administrative office at ELPOA.
5. If after 30 days the ELPOA has not received payment from the member/purchaser in full, the ELPOA will issue a Notice of Collections on or after May 1. At that time the delinquent Member/Purchaser will be sent to a collection agency to collect the debt(s).
6. After 60 days at the collection agency and if the member/purchaser has not made payment in full, a lien will be placed on the property and further legal action could be taken and the delinquent account will be turned over to an Attorney.

Continued next column

Continued pg. 2

7. The ELPOA will place a lien on the delinquent property if at any time during this process the property is put up for sale no matter what stage the process is in. Each Warranty Deed already has a lien contained in the deed. (Please review your deeds for information).
8. When an account becomes delinquent and collection efforts have been initiated, all subsequent payments received shall be applied in the following order: (1) Collection costs and reasonable attorney fees incurred by the Association, (2) returned check fees incurred by the Association (3) late fees, (4) unpaid annual assessment installments and special assessments not part of the collection action in the order of their becoming due and, (5) unpaid annual assessment installments and special assessments which are part of the collection action in the order of their becoming due. This means that in addition to your delinquent monies owed, there will be fees associated with collecting the debt.
9. A Lot Owner who renders a check which is returned by a bank for any reason shall be fiscally liable to the Association for the returned check fee charged to the Association by the bank and an additional processing fee of \$35.

Please feel free to email me, come to a board meeting or ask any board member if you have questions or concerns on this process. All members are welcome at any board meeting to address any issues concerning them or the ELPOA.



Board Meeting

ELPOA board meeting now on our website!

We are listening!!!

Thanks to the great suggestion of a ELPOA member, the Board will now be posting the monthly board meeting agenda six days prior to the meeting.

Please go to www.elklakeshores.net/ and click on the "Meeting Agenda" tab.

This will allow ELPOA members advanced notice of what is being discussed at the monthly meetings.

See you at the Meeting!

ELPOA Board

Office hours:

10am—4 pm Saturday

Or by appointment

Email addresses-

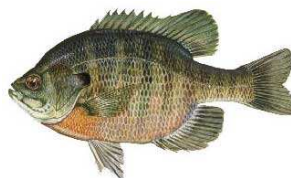
elpoa@elklakeshores.net

Guardhouse- 502-484-2482

Office phone/fax- 502-484-0014

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.

@ 8:00am

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

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

WORKING TOGETHER

Help make our community better!

Our community has lots going on, and that includes a range of upcoming social events as well several important ongoing projects. There's always room for another article in the association newsletter, and several committees—budget, landscaping, election oversight, buildings and grounds, security and long range planning—are looking for volunteers. Please let a board member know if you would like to participate in a committee this year. Elk Lake is our community and is in need of your valuable impute.

You can be instrumental in helping to plan the community-wide spring cleanup and barbeque, to renovate the lodge, to redesign the common area landscaping, to review and update the association's guidelines, to create the association's 5-year plan and to get involved in any number of other important endeavors. All it takes is a few hours of your time each month and a commitment to your neighbors.

There's a lot to be gained from volunteering your time: new friends, new skills, recognition by your neighbors and—perhaps best of all—an improved community.

Contact a member of the board today via email or phone. All board member information is available on the website <http://www.elklakeshores.net/> or by calling the gate at 502-484-2482.

Looking forward to seeing you at the meetings and working with you on the committees!

Thanks as always!

ELPOA BOARD



Elk Lake Sportsmen's Club

Bob Duke

Spring is here and I just retired! I will now have a lot more time to devote to the Sportsman's Club. The first fishing tournament of the year will be May 12th and then every second Saturday of the month after that. The tournaments are a lot of fun. It's a great way to meet new friends and possibly win some money, so come on out, catch some fish and have a good time.

A portion of the money collected for each tournament will be deposited into the Elk Lake Sportsman's Fund. This money goes directly back to Elk Lake in many different ways. The Elk Lake Sportsman's Club bought sand for the beach, contributed funds to help with the renovations at the guard shack, purchased structure for the lake, and most recently the much needed Grass Carp.

We will have a new competition this year in addition to paying out 1st, 2nd, 3rd Place and Big Bass. For every tournament you enter, you will earn an additional 5 points for your boat and the total weight of your fish caught, regardless of whether you qualify for the prize money that day. For example if you fish every tournament, you will have 30 points. In addition you would tally the total pounds of fish you weighed in at each tournament. At the end of the season we will have a separate payout for the person with the most points.

The ***Luau on the Beach*** will be Saturday July 14th at 7 p.m. There will be a DJ and a Hula Hoop Contest for all ages. This is a very family friendly event sponsored by the Elk Lake Sportsman Club. Come on out and put your feet in the sand, bring your favorite drink, and dance under the stars. It's a great time!

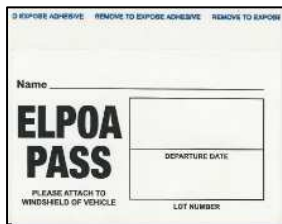
If you have any Suggestions or Comments ~ call me at 513-312-6782.

Fish On!

New guest pass windshield stickers and member pin numbers

Sheri Donaldson elklakeboardky@gmail.com

In our recent security survey, a top concern by the membership was that every vehicle on Elk Lake property is identified. Toward that goal, the ELPOA Security team has developed these new procedures.



(front)



(back)

Windshield Stickers (pictured above) -- New to 2018 we will be using a sticker that will be affixed to your guest's windshield by the gate staff for any guest that will be entering the ELPOA. This sticker will have the name and information of the guest as well as the dates of entry and expiration of the pass. The stickers will correspond to the white passes that will be used for entrance.

Please let your guests know that the gate staff will be affixing this sticker to their windshield and that the sticker must remain there while they are in the lake.

This will eliminate the use of the yellow guest pass cards that have been used in the past and will allow for visual confirmation from a distance that this vehicle has gone through security.

Member Pin Numbers -- Also new for this year, we have assigned all ELPOA members in good standing a pin number, much like you would use at your local ATM machine. The pin numbers were developed by our ELPOA Security Committee to solve a few problems and make it easier for members to have guests come in and out.

This is how it will work. You will be called in the next few weeks by an ELPOA Security Committee Member. At that time they will give you the pin number assigned to you. This year, you can still leave 3 open passes at the gate if you choose to, or you can simply call the gate staff to initiate a guest pass for you via your pin number. When you give the gate staff your pin number, they will check it against their master list, confirm your pin number, and complete the pass for you.

Your guest will still have to sign the white guest pass. This pin number is a convenience that will allow members to call in instead of leaving their home to drive up to the front gate to write out a pass. This will also allow the gate staff to make sure that the person calling in to issue a pass is really the member. Only Members in good standing will be able to write passes, nothing has changed there.

PLEASE DO NOT SHARE YOUR PIN NUMBER WITH ANYONE!

Just like your ATM card, we are not responsible if you do. If for some reason a member feels that their pin number has been compromised, you can change the pin by emailing elklakeboardky@gmail.com. Please include your contact information, and once we have confirmed that you are requesting this action, we will update your pin number to the number you have requested or assign you a new number.

You still must call the gate and initiate the white guest pass whether you are using an open pass or you're using your pin number.

We will be trying this process for 2018 and your input is greatly appreciated as to the effectiveness of the project. Please feel free to email me or leave your comments at the gate for our Security Committee and Board to review.

Thanks so much.

Long-range planning

Vicki Boerger vboerger@yahoo.com

The kitchen makeover at the lodge is happening! The cabinets for the lodge have arrived, and volunteers have begun to sign up to help paint the walls, install the cabinets, and do some light plumbing and electrical work.

Prepping for paint will begin on Friday evening, April 20, and we'll start painting on the morning of April 21.

Plumbing and electrical work will be coordinated for April 21 as well and continue into April 22 if needed.

The final installation of cabinets and any touch ups will be on Saturday, April 28.

This is somewhat of a small project and can be completed rather quickly with our volunteers. If you would like to join us, please contact me by email or call me at 859-380-8120. We are very excited about the update that the lodge is undergoing!

A "State Of The Lake" meeting will be held in June (date to be announced). The various board committees will be presenting at this meeting, and I encourage all to attend.

This is an excellent opportunity for you, as a property owner, to ask questions, make suggestions, and become informed on "the state of the lake." Find out what projects are upcoming, voice your opinion and ideas on any future projects, and become involved in various committees. We look forward to seeing everyone at this informational meeting and hearing the direction you want to take to progress towards.

Financial report

Tom Goldschmidt tom@gesgoldschmidt.com

The board had a Budget Meeting in early March, and the committee chairmen are reviewing their budgets to see if we can find some savings. We are also looking at how we can increase our income stream. We will try to find lost members not paying and attempt to collect old past dues.

We rely on dues, our new members, rental of Marina docks, and a couple of other minor areas of income to balance our budget.

Under the current budget, with no unforeseen expense, we will still have a deficit of \$20,000 to \$25,000, which will just about eliminate our cash reserve. Your board is working hard to reduce this number.

ELPOA Income / Expense Analysis

Type	Accounts	2018 February Operating Budget		
		Actual YTD	Budget	Balance
INCOME				
	Membership Dues	\$246,075.00	\$293,600.00	\$47,525.00
	Other Income	\$10,139.00	\$49,500.00	\$39,361.00
Total		\$256,214.00	\$343,100.00	\$86,886.00
EXPENSE				
	Payroll Expense	\$14,681.00	\$99,434.00	\$84,753.00
	Security Expense	\$273.00	\$1,000.00	\$727.00
	Building & Grounds Expense	\$14,048.00	\$95,840.00	\$81,792.00
	Lake & Dam Expense	\$131.00	\$3,500.00	\$3,369.00
	Road Maintenance Expense	\$3,913.00	\$85,000.00	\$81,087.00
	Administration Expense	\$10,013.00	\$71,150.00	\$61,137.00
	Reserve Accounts	\$0.00	\$25,000.00	\$25,000.00
Total		\$43,059.00	\$380,924.00	\$337,865.00
	Profit /Loss	\$213,155.00	-\$37,824.00	

Road Rebuild Recap		
Membership Dues	\$61,250.00	\$73,400.00
2016 Carryover	\$74,592.00	\$74,592.00
Loans	\$0.00	\$250,000.00
Total Assets	\$135,842.00	\$334,755.00
Road Rebuild Expenses		
Interest & Fees	\$16,226.00	
Total Expenses	\$16,226.00	
Available Assets	\$119,616.00	

Marina Gas		
Marina Gas Income	\$961.00	\$33,000.00
Marina Gas Expense	\$385.00	\$33,000.00
Marina Gas Income / Lost	\$576.00	\$0.00

Important Notices for Members

**1st Ever
Elk Lake Golf Outing
Friday May 4
10:00**

Great way to
meet new
Elksters and
kick tee off
Lake Season

Fairway Golf Course
30 Minutes From the Elk Lake Gate
In Worthville, KY

\$30 per player includes greens fees and cart
Elksters and Non-Elksters Welcome!
Contact Jeff Draws to reserve your spot: jeffreydraws@gmail.com



LOTS FOR SALE

An updated list of
ELPOA lots for sale will
be posted in the May
newsletter!

Security Committee
meetings are the fourth
Saturday of every month,
10 AM, at ELPOA lodge.



IF YOU HAVE A FAMILY TRUST
PLEASE REMEMBER THAT YOU
NEED TO PROVIDE THE ELPOA
OFFICE WITH A COPY OF THE
TRUST OR THE PAGE THAT
CONTAINS THE MEMBERS OF
THE TRUST AND THEIR INFOR-
MATION.

If you have any questions about what

Upcoming Events

Watch the ELPOA website and Face-
book page for upcoming member
events!

**The ELPOA is accepting
donations for any area
that needs it!**

Donate to Roads, Beautifi-
cation, Security, Lakes and
Dams etc.
Or upgrades to Lodge!

Please contact the ELPOA
office for additional infor-

2018 ELPOA Board Meetings

9 am:

4-21-18
5-19-18
11-17-18
12-15-18

8 am:

6-16-18
7-21-18
8-18-18
9-15-18

Annual Membership Meeting

10-14-18
2 pm., Lodge

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.

Elk Lake Marina

Text suggestions to Caroline at (513)-260-8915

Upcoming Events:

May 12th @ 11am Mother's Day Canvas Painting Class. \$30.
Limited # of spots. Contact us to reserve yours

June 9th @ 10am Canvas Painting Class. \$30. Limited # of spots.
Contact us to reserve yours

Potential Products for this summer:

Boat oil, Bait, Nite Crawlers

Bags of Ice ~ Will always be in stock!

Breakfast

Coffee ~ Waffles ~ Sausage

Lunch/Dinner

Walking Taco Bar ~ Pulled Pork Sandwiches ~ Hot Dogs ~ Mini

Pizzas ~ Cheeseburgers ~ Apple, Cheddar, & Turkey Paninis

Snacks

Chips ~ Soft Pretzels w/ Cheese

Desserts

Soft Serve Ice Cream ~ Ice Cream Sandwiches ~ Root Beer Floats
Slushes

Elk Lake Items

Hats, t-shirts, sweatshirts, always open to new ideas! Contact us
for a copy of the April Catalog.

New from March:



Adult Hoodies

Youth Hoodies

Shot Glasses

Custom Signs

Events we are working on:

~ Yoga

~ Finding ways to pair w/ the Sportsman's Club

~ Paint a wine glass paired w/ Elk Creek Vineyard \$25 a person (you are welcome to bring your own wine!)

~ Paint your own barrel head

~ Kids make your own t-shirt

We will be putting a portion of the profits from our pulled pork sandwiches to a different charity each weekend. Think you know of a cause worth donating to? Contact us.

CONTACT INFO:

Facebook:
@elklakeky.marina

Instagram: @elklake_ky

Phone: 513-260-8915

Email:
elklakeky@gmail.com

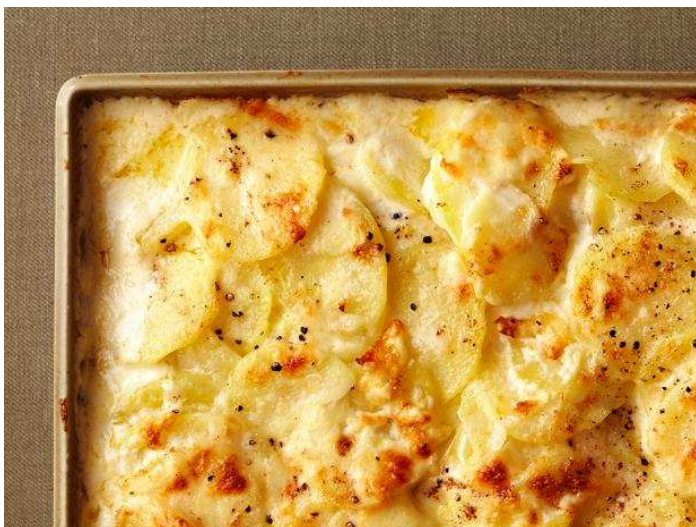
TEXT UPDATES!

Contact us to
get text
updates!

HOURS:

starting 5/19
Friday 5pm-7pm
Saturday 10am-7pm
Sunday 10am-5pm
Memorial Day
10am-2pm

Marina independently owned and operated



Four-Cheese Scalloped Potatoes

Ingredients

1 1/2 tablespoons unsalted butter, cut into pieces, plus more for brushing
1/2 clove garlic
1/3 cup shredded mozzarella cheese
1/3 cup shredded asiago cheese
1/3 cup shredded raclette or comte cheese
2 pounds russet potatoes, peeled and sliced 1/8 inch thick
Kosher salt and freshly ground pepper
2 cups heavy cream
1/4 teaspoon freshly grated nutmeg
4 fresh bay leaves
1/4 cup grated parmesan cheese

Directions

Position a rack in the upper third of the oven and preheat to 425 degrees F. Generously brush a large skillet with butter, then rub with the garlic. Combine the mozzarella, asiago and raclette in a bowl.

Heat the skillet over medium-high heat. Add half of the potatoes, spreading them out. Sprinkle with 3/4 teaspoon salt, half of the cut-up butter, half of the shredded cheese blend, and pepper to taste. Arrange the remaining potatoes on top. Sprinkle with 3/4 teaspoon salt, and pepper to taste. Pour the cream over the potatoes, then add the nutmeg and bay leaves; simmer 3 minutes. Dot the potatoes with the remaining cut-up butter.

Generously brush a shallow baking dish with butter; slide the potatoes into the dish; arrange with a fork, if desired. (If your skillet is ovenproof, you can skip this step and bake the potatoes in the skillet.)

Sprinkle the potatoes with the parmesan and the remaining shredded cheese blend. Bake until golden, about 25 minutes. Let rest 5 minutes before serving. Discard the bay leaves.

ENJOY!!!

Garbage at Elk Lake

Jason Wainscott fullserviceauto@hotmail.com



For the past couple of years, our annual garbage bill has been around the \$18,000+ dollar range with \$12K of that being the large 30-yard, overflow dumpster. In an effort to bring that cost back down, we are reminding members of the restrictions on the use of the garbage depot as specified in the ELPOA Rules and Regulations:

Garbage and Trash Disposal - Trash disposal containers are provided by the Association for **regular (consumer) trash disposal in bags**. The authorized garbage and trash collection facility is located on Oak Road, just past the Gate House on the left. Non-consumer garbage (e.g., **building materials, tires, batteries, stoves, refrigerators, dishwashers, household furniture, outdoor grills, antennas, and un-bagged trash**) is not allowed in the Association's trash collection containers. Expenses incurred by the Association as the result of unauthorized Member (or his/her its Guests, etc.) use of Elk Lake' garbage and trash collection facility will be charged to the offender (or the offender's host, in the event the offender is a Guest of a Member). Failure to promptly pay for such expenses shall enable the Association to place one or more liens on the offender's property in the amount of the expenses incurred, plus simple interest accruing at the rate of ten percent (10%) annually (or whatever rate the Board has established for such issues for the calendar year at issue). Items restricted above should be discarded elsewhere.

The Owen County Transfer Station is at 214 East Blanton St. in Owenton and offers a free dump day the last Saturday of every month.

We have also had a problem with trash on the sides of the roads. Please do not throw out your beverage cans, trash, cigarette butts or anything else. Litter is addressed in the ELPOA Rules and Regulations:

Littering Strictly Forbidden - Littering is strictly forbidden within Elk Lake. Please report any eye-witness accounts of illegal littering to the Security Gate personnel, an Association Director or Officer. With your help, appropriate follow-up action will be taken with the offending party.

Spring Clean-Up Day April 28

Every year the ELPOA has a Spring Clean-Up Day, when members get together and tackle a list of tasks to improve our community. We welcome anyone who wants to help and meet at 9 am on April 28 at the ELPOA Lodge. This year we will be painting, landscaping, trimming trees, picking up garbage, and spring-cleaning the lodge. If anyone has another task that they feel needs to be completed or ideas on how we may be able to have a better crowd, please email me. This year we have invited the local Boy Scout troop to come in and assist us. When we're finished, we gather to visit and share a lunch of hamburgers and hotdogs.

Below is the portion of the Rules and Regulations that address each member's responsibilities regarding maintenance of their individual properties:

Member's Maintenance Responsibilities - Each Member shall be responsible for the proper and timely maintenance and repair of his/her/its property, including Lot(s) owned by said Member and any appurtenant structures. All Elk Lake Lots, whether occupied or unoccupied, and any improvements placed thereon, shall at all times be maintained in such a manner as to prevent their becoming unsightly by reason of substandard exterior painting or maintenance in the case of structures, failures to trim grass or otherwise maintain landscaping, or by permitting the accumulation of weeds, rubbish, or debris on the property. Every exterior wall of any building or structure shall be free of holes, loose or rotting boards or timbers, and other conditions which might admit wild animals, rain, or dampness to the interior portion of the walls or to the occupied or intended to be occupied spaces of the building. All exterior surface materials, including wood, brick, composition, aluminum, or metal siding, shall be maintained weatherproof and shall be painted or properly surface coated as required to prevent deterioration or unsightliness. Exterior areas of all buildings and structures, including but not limited to trim, stairways, porches, roofs, decks, handrails, decorative features, and gutters, shall be maintained in good repair with the proper anchorage and in a safe condition. All vacant buildings or structures, including lawns and landscaping, shall be maintained in a clean, visually attractive, safe, secure, and sanitary condition so as not to create a blight or nuisance problem or adversely affect the health, safety, welfare, enjoyment, or monetary investment of others. Partial construction of

Continued on pg. 10

Spring Clean-up continued

permanent structures including, without limitation, block, poured concrete, or brick basements that have been abandoned as an active construction project for at least eighteen (18) or more months, shall be considered a blight and nuisance. (Note: Should a Member fail to satisfy requirements of this "Member's Maintenance 12 Responsibilities" provision, including the trimming of grass or permitting the accumulation of weeds, rubbish, or debris on his/her property, and should such condition or conditions remain unabated for an unreasonable period of time after a written notice from the Association is given to the offending Member or Members, then in such case the Association may, in its discretion and acting through its Board, engage in self-help and to utilize its employees, contractors, and/or third parties to enter the offending Member property without any liability to the property owner(s) whatsoever for the limited purpose of remedying the condition or conditions complained of (e.g., mowing the lawn, weed cleanup, rubbish and debris removal). All expenses incurred by the Association as the result of efforts it expends pursuant to the identified action shall be reimbursed promptly by the Member or Members upon whose property such services were performed. Failure of a Member to reimburse the Association for its costs and expenses shall enable the Association to file one or more liens against the offending Member's Elk Lake property. Except for grossly negligent or intentional acts of wrongdoing, neither the Association nor its employees, Officers, Directors, or any other third party acting for or on behalf of the Association shall be liable to a Member in any respect, including an action for trespassing, unlawful taking, or otherwise. The authority and right of action granted in this paragraph in favor of the Association is non-exclusive. The Association shall continue to enjoy any and all other rights, benefits, and provisions in its favor as expressed in the Governing Documents.)

Updates to Rules and Regulations

Tom Goldschmidt tom@gesgoldschmidt.com

The board had its final vote and approved the changes to ELPOA's Bylaws and the Rules and Regulations. These changes were made available to the members in the January 2018 newsletter. The revised documents are on our website or available in the ELPOA office.

The Board has also recommended the following change to the Bylaws:

Page 15, Article VIII, 35., a. -- last two lines changed to read "*shall be immediately assessed.*" The remainder of the sentence is to be deleted.

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.

Lake and Dam

George Schneider elpoa1357@elklakeshores.net

The ELPOA Board has voted to allow a commercial business to operate in Elk Lake. This is usually not allowed, but we feel that the venture is worthwhile and will help the community, especially the fishing community.

We are happy to announce that *Mrs. Paul's Home for Battered Fish* will be breaking ground on April 1, 2018. The new marina operator is the Scheper Family. Marina hours and events will be posted each month in the newsletter. We look forward to a great season with some new services and ideas.

On a serious note, SAFETY Remember that all persons riding in a boat under the age of 12, MUST wear a life Jacket at all times. State law also says that no one may be outside the rail on a Pontoon while underway. While I was in Florida, the news had a story about a child sitting on the front of a pontoon while underway, feet dangling, who fell off. A boat traveling at 10 mph is moving 15 feet per second. A child falling off will be at the propeller in less than two seconds.



Mary and Thomas Sharp
Cincinnati, OH
Lot 1346

IMPORTANT— BEFORE YOU BUY A BOAT!

READ!

the Rules and Regulations: Page 16 Boat-
ing, Page 18 Boat

Maximum Boat Length:

20-ft 0-inch Powerboat

24-ft 0-inch Pontoon

Your boat must be under these
sizes and registered to the proper-
ty owner to get a sticker to enter
through the gate and put in the
lake.

Roads

Pete Dames pdames@bellsouth.net

Work has begun on the roads that have already been rebuilt to prepare them for dust suppressant for this year. The plan for this year is to apply dust suppressant to all the roads that have been rebuilt to date. The process is to regrade the existing road, then use the road drag and apply the dust suppressant. Some work has also been done at Echo Knoll hill at the back of the lake.

The road rebuild project will continue as soon as weather permits. There will be some road closures on heavily traveled roads, so please check with the guard shack when entering the lake.

Please check the lake website regularly for updates on the road project. Thanks in advance for your patience.

Security

Ed Knepp edsmail@zoomtown.com

A member recently asked "What happens to an Incident Report after it gets turned in?" The short answer to the question is that the information on the form and any additional materials are reviewed by the Board Members responsible for security. Currently I, as ELPOA president, chair the Security Committee, and Jason Wainscott is Co-Chair. Following the initial review one or more of the following will occur.

It may be determined that no action need be taken. This happens when the Incident does not violate the Rules and Regulations or other Lake/County/State statutes. Sometimes there is insufficient information to take any action. An example would be "Someone driving fast passed me on the road and disappeared in a cloud of dust." If you turn in an Incident Report, it is important to include as much information as possible.

If it is determined the incident may require action, it will be discussed at a Board Meeting or brought to the attention of the Board members sooner if necessary. If it is determined that action is necessary, the Board may also ask the offending member(s) to discuss the incident during the Executive (closed) session of a Board Meeting. Other actions by the Board could include sending a letter, contacting local officials or both.

Each Incident is dealt with individually. For a complete explanation of possible outcomes, please review the Rules and Regulations and ELPOA Governing Documents.

If you have specific questions, email me or phone (502) 514-2669 or contact Jason at fullserviceauto@hotmail.com or phone 502-514-1592.

BUSH REALTY

Bentley Bush

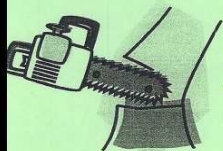
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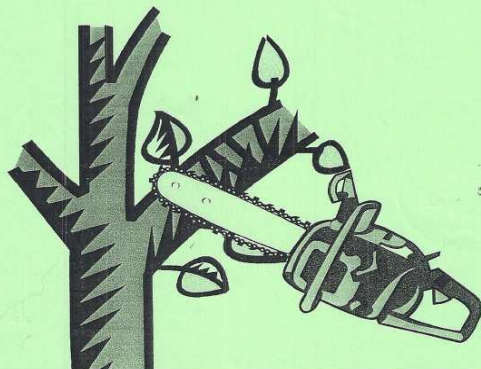
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LOTS 972/973 – **NEW PRICE** Waterfront Lots with a 3 Bedroom charming home on 240 acre lake. Beautiful home with dock. Eat-in kitchen, 1 full bath & 2 half baths, large living room, basement & deck. Lots of space for all the family to enjoy boating, skiing, swimming, kayak, hiking, bird watching, with the privacy of a gated community. Enjoy relaxing & fishing year round. Only 1 hour from Cincinnati, Lexington & 1 1/2 hours from Louisville **MLS 460329, \$230,000**

LOTS 103 & 104 - House w/ 2 Bedrooms, 1 bath, brick fireplace in living room, good size kitchen w/ pantry, bonus room & attached garage located in gated community, close to entrance & beach. Plenty of storage w/ several closets & area in garage. Enjoy the outdoors on side porch swing or on back deck. A partial view of lake from back of home. New flooring and water heater. Needs TLC. Sold As Is. **MLS 428299, \$55,000**



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Stock the fridge, drop the boat in and you are ready!

to start living #LakeLife! This turn-key home is freshly painted, clean inside and out. Move-in ready with optional furniture. Large first floor space with kitchen, dining area and family area, along with a huge island all ready for entertaining family and friends! TWO adjacent BUILDABLE lots! Start having fun and living your dream. The kids and adults can play paintball or other games and go hiking on the over 1 acre lot that is included with this property. You have privacy at the end of the cove by owning the lot adjacent. There are fulfilled family times to have all year-round start today Call Scott Ferguson 513-485-2882.



Contact me today

SCOTT FERGUSON
513-485-2882



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Melissa Kemper, Managing Broker 502 750-1384 502 484-5562

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www.TischRealty.com

Peggie@tischrealty.com

mapkemper@aol.com

SUMMER WILL SOON BE HERE! NOW IS THE TIME TO BUY YOUR LAKE PROPERTY! CALL TO SCHEDULE A PRIVATE SHOWING OF ANY LISTINGS!

WHAT A PLACE!

One of the best lots in lake with nice home, screen porch & enclosed porch \$329,000



AMAZING Custom Log! Turn Key, granite, fireplaces decks & so much more! Wow what a view! \$575,000



NEW PRICE \$199,900
Total 3 lots, log cabin feel on the inside, screened deck. **PENDING**



Spectacular view of the lake, Move in ready & turn key 2 Add'l lots available \$189,900 **SOLD**



Adjoins Waterfront Association lot w/dock, screened porch, nice place \$110,000



2 lots, cute cottage with nice size rooms, quiet setting, many updates \$119,900 **PENDING**



NEW LISTING RARE FIND
2 adjoining lots in deep water!



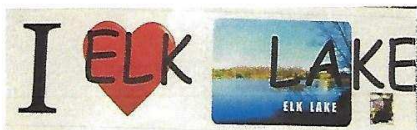
TWO LOTS, two docks, perk test complete, flat area at waters edge, \$49,900



NEW PRICE: 1 waterfront lot with dock and cleared path \$29,900

WATERFRONT - Great water, wooded lot, no wake, view - \$29,900 SOLD

GOD BLESS AMERICA, PRAY FOR OUR TROOPS



NOTE: Get on the

“Sammy’s Getting Ready List !! “

Sam-Altman@vol.com

Why???

Because some SELL before you see them.

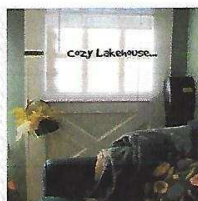
CONGRATULATIONS !

Aaron Rusch #63... 2018 Fisherman for GOOD NATURE & FRIENDLY MANNER

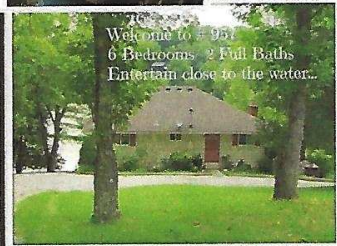
Aaron is a newer Owner at Elk Lake because he is passionate about fish and wildlife



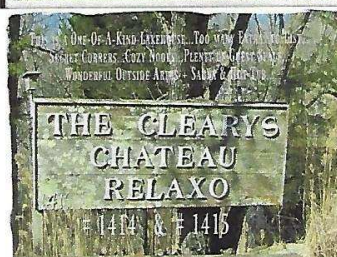
\$ 119,900. CALLING ALL A-FRAME LOVERS ! This Perfect-Little-Lakehouse also has a Secret Fun Loft + Out Door Recreational Set-Up, Fire Pit Zip Line + Play Area 2 Bd/1 Ba... Interior Open Kitchen Near Green Space with Dock...



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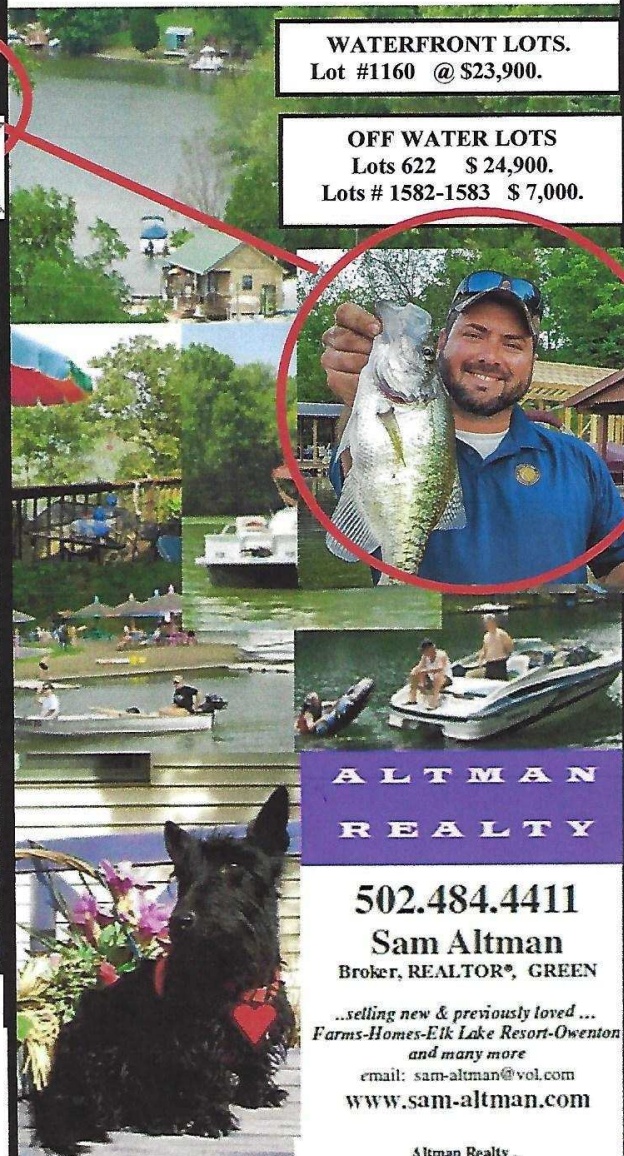
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Elk Lake Shores— Just around the corner from Elk Creek Vineyards a 240 acre lake for water skiing, fishing, boating, bird watching, swimming, & much more ... with homes from **\$ 48,500 to \$ 525,000.**

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OFF WATER LOTS
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