

Elk Lake Property Owners Association

Elk Lake Shores *Shorelines*

Volume 17, Issue 4

www.elklakeshores.net

April 2019

From the president

Scott D. Jones jonesscott1396@yahoo.com

THANK YOU, George Schneider. George let us know a few weeks ago, after many, many years as a Board member, he needed to step down and resign his position on the board to dedicate his time to family needs. George has been such a valuable asset to this Board and the Elk Lake community and someone I am glad I got to know. For those of you who did not know, George chose a career of service as a firefighter in Cincinnati, so it is not surprising that he volunteered to serve on the ELPOA board. And I am pretty sure George told me he was an Eagle Scout which, as a parent of an Eagle Scout, I find very impressive and telling of George's character. So, on behalf of the Elk Lake Community, we thank you. Let us know how we can serve you and your family.

WELCOME, Jim Millar. When the dam started leaking more than normal and the State of Kentucky got involved, Jim, an engineer by profession, offered to assist George and others as we searched for solutions. Jim has spent countless hours, including taking time off work to meet with professionals we engaged to work on the dam. Jim agreed to serve out the remainder of George's term and was sworn in at the March meeting. He will make a nice addition to the board. I must say that we have a great group of members on the board, which bring energy and a diverse set of ideas.

Spring is here! Before you know it, we will be out on the water. As we get ready for the 2019 season, I would like to highlight a couple of upcoming events.

- ⇒ **Spring Clean-up is Saturday, April 27.** This is a lot of fun, a chance to meet other members and work on small projects such as painting, fixing picnic tables and so on. If you can donate a few hours, we would love to have you.
- ⇒ **The Annual Meeting is Saturday, May 18.** During this meeting, we will review 2018 and discuss plans for our 2019 season. We moved the meeting to May from October to increase attendance and make the meeting more relevant. Hope to see you there.

Boating at Elk Lake

Vicki Boerger vboerger@yahoo.com

The 2019 boating season is fast approaching and this is the perfect time to **review the KY State Rules and Regulations (301 KAR 6:001, 6:010).**



1. All mechanically powered vessels used primarily in this state must have a KY registration with certification on board.
2. Once assigned a registration number and decals, they must be displayed correctly.
3. Registration number and decals must be on Both Sides of the front of the boat.
4. Decal is to be placed 6 inches behind and in line with the numbers
5. Old registration decal is to be removed.

A person 12-17 yrs. old shall possess a KY Safe Boating Certificate Card or certificate showing successful completion of a NASBLA approved boater education course found at fw.ky.gov.

When water-skiing, knee boarding, tubing, etc., Elk Lake requires an observer 12 years of age and older so the operator of the boat can give full attention to boat traffic ahead.

The operator of a watercraft is responsible for damage caused by negligent operation.

"NO WAKE" buoys are placed throughout Elk Lake. It is the boaters responsibility to learn where these are. Boats must be at Idle Speed in "No Wake" zones. KY Law defines idle speed as the "slowest speed possible to maintain maneuverability" of a boat. Generally speaking, this is the speed when a boat is put into gear without advancing the throttle.

Remember the area at the dam is for turning your boating direction only. This area is NOT for "doing donuts" while pulling tubers, skiers, or wake boarders/surfers. This activity could cause damage to the dam and surrounding properties, with the boater liable for those damages.

Jason Wainscott fullserviceauto@hotmail.com

Spring Clean-up Day

Each year we take a Saturday and all get together and do tasks that help get the common grounds ready for the season. This year we will meet at the Lodge on April 27 at 8 am.

Some of the different tasks will involve picking up debris from the beach, painting, cleaning the lodge, landscaping, trimming trees, or any other items that are brought to our attention. We would like to invite everyone to come out and gather together as a community to help get some of these tasks completed.

The local Boy Scouts will be on hand again this year assisting us and earning hours. As usual a meal of hamburgers and hotdogs will follow. So get out those spring-cleaning clothes and come on down to the lodge on April 27th and join us.

Phosphates create algae

We would like to remind members that when using fertilizer for your lawn there are some factors to consider.

- ◇ Choose a fertilizer with NO phosphates. Phosphates leach into the water and speed up algae growth. The middle number on the fertilizer is the phosphate, so choose a fertilizer with a number like 10-0-10 or 5-0-5.
- ◇ When mowing, leave a couple of feet un-mowed as a buffer between your yard and the shoreline. This will help filter silt, sediment, and other contaminants from reaching the water.
- ◇ If you have a drainage ditch on your property that leads to the lake, take a couple of small cedars and put in the ditch. This will help stop silt and sediment from going into the lake.
- ◇ DO NOT rake or blow your leaves into the lake. This is very bad for the ecosystem of the lake. Start a compost pile with your leaves and add yard clippings. You will have a nice pile of usable soil when it is finished.

Ramp Etiquette

We would like to remind everyone that it is bad etiquette

to tie up the ramps. You should have your boat ready to launch into the water before heading to the boat ramps. By doing this you will help create a better experience for everyone involved.

Neighbors helping neighbors!

Cheri Fredelake Cherifredelake160@gmail.com

I would like to give a shout out to a few people who took time today to help with a fire that would have cost a property owner their dock and boat house. This is what being a member of our community means. People looking out for one another. It is a good feeling to know we have people like this in our community.

First to Rich Volkerding and David Kriege for reporting to the guard house what appeared to be railroad ties on fire near a property owners dock.

Then a shout out to Tony Sloma for asking me if I could go check it out. He knew what needed to be done if there was a fire or if someone was illegally burning.

Then to Jeff and Lisa Wiard for actually stopping and docking their boat to try and put the fire out.

Next to Ruby and Don Shoemaker for meeting the fire department at the gate and showing them back to the fire.

All these people took time out to help a neighbor. I personally think that is what makes Elk Lake great.

REMEMBER!



Office hours:

10am—4 pm Saturday

Or by appointment

Email addresses-

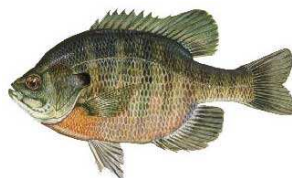
elpoa@elklakeshores.net

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

Financial report

Tom Goldschmidt tom@gesgoldschmidt.com

ELPOA Income / Expense Analysis

Type	Accounts	2019 February Operating Budget		
		Actual YTD	Budget	Balance
INCOME				
	Membership Dues	\$293,200.00	\$411,400.00	\$118,200.00
	Membership Dues - Loan	\$53,400.00	\$74,800.00	\$21,400.00
	Reserve Transfer	\$38,518.00	\$38,517.00	\$0.00
Total		\$385,118.00	\$524,718.00	\$139,600.00
EXPENSE				
	Payroll Expense	\$17,701.00	\$113,895.00	\$96,194.00
	Security Expense	\$199.00	\$5,750.00	\$5,551.00
	Building & Grounds Expense	\$13,324.00	\$99,690.00	\$86,366.00
	Lake & Dam Expense	\$34,475.00	\$23,390.00	-\$11,085.00
	Road Maintenance Expense	\$165.00	\$97,000.00	\$96,835.00
	Administration Expense	\$9,804.00	\$75,500.00	\$65,696.00
	Loan Repayment	\$22,127.00	\$96,927.00	\$74,800.00
Total		\$97,795.00	\$512,152.00	\$414,357.00
	Profit /Loss	\$287,323.00	\$12,566.00	
Marina Gas				
Marina Gas Income		\$27.00	\$35,000.00	
Marina Gas Expense		\$266.00	\$35,000.00	
Marina Gas Income / Lost		-\$239.00	\$0.00	
Reserve Accounts				
Miscellaneous Income		\$10,522.00	\$49,325.00	
Reserve Account Budget		\$0.00	\$49,325.00	
Profit / Loss		\$10,522.00	\$0.00	

Dam Report

Jim Millar emillar75@gmail.com

Valve is closed! Let the season begin...

Before proceeding with the report, I will introduce myself, in case you are wondering who is that guy walking around the dam the past few months.

I'm a structural engineer and architect by trade. Left- and right-brained with a head full of discussions between the technical, practical and art in a visionary journey to find balance. Since 2004 you can find me enjoying the lake at 1058.

Because of my engineering background and contacts in the geotechnical field, George Schneider asked me for some technical assistance and to prepare proposals for geotechnical engineering and grouting contractors. As you may know, George stepped aside to attend to urgent family matters and asked that I assume his role in leading the dam repairs.

How could I say no? George has given so much to Elk Lake, especially in the care of the dam. I could never fill George's shoes and only hope, in some small way, I can hold the fort until his return.

In the report that follows, I will give you some background on the dam construction, repair history, recent repairs and some idea of future obligations.

Dam Construction

The dam was built in 1959. Average life of a dam is 50 years, although there are dams in Kentucky over 130 years old. The dam is 400 feet long and 45 feet in height and is classified as a moderate hazard dam (meaning there is moderate hazard to life and property if the dam was to fail). A drop overflow inlet at the spillway allows the lake level to be lowered five feet with the valve opened. There is a nonfunctioning draw-down valve that has been closed for years.

There are two types of dams: ones that leak and ones that are going to leak. At Elk Lake we have both. We will now, as in the past, contend with leaks. Further, our dam was constructed with earthen fill that includes large boulders and some organics which promote leaks and makes repairs more difficult and expensive. Grouting rods to inject leaks generally can't be placed without pre-drilling and sleeving holes.

Below the dam there are rock layers of gray shale and limestone. Over time and under pressure from the dam and lake, erosion takes place creating voids. As water enters the voids, soil from the dam can be drawn down and discharged. These so-called deep leaks can lead to failure of the dam. Our most recent leak was this type and very much a concern to the State Division of Dam Safety. This division has the authority to lower the lake, if they believe the leak is leading to failure of the dam.

Previous Repairs

Over the years, there has been a continuous effort to address leaks. Most leaks have occurred in the earthen part of the dam and some even through what was the original soil adjacent to the dam. These leaks are mostly due to damage from animals like muskrats, breakdown of organics used in the fill, leakage from the old drawdown valve, some voids in the

concrete layers in the spillway and some erosion from the impounding of water. While the leaks can effect the lake level, especially in the dry season, the discharges have been clear and of less concern for dam stability than deep leaks that may carry away the earthen structure of the dam.

Efforts to manage the leaks have required major expenses from time to time, draining the dam fund and even other reserves. Major renovations and leak repairs have occurred in 1980, 2007 and at the Deer Lake dam in 2014. These repairs have generally run in the \$100,000 range each.

Recent repairs

In last September, a deep leak was observed for the first time in the dam's history. The leak was very much a concern due to cloudiness and odor. Potentially material deep in the lake bottom and possibly earth from the dam was being carried down stream. After inspection by the State, the State directed that the lake level be lowered for concern for the dam's stability and until the leak could be studied and repaired.

Request for engineering services and grouting contractors were issued. Terracon for engineering and testing and T Luckey for grouting were selected. Both had previous positive experience with the dam.

Though we knew where the leak exited, we didn't know the origin of where in the rock layers and possible voids was it's source. Electrical impulse tests were made and confirmed with borings into the rock. Fortunately we hit the void with the first boring. Dye testing from the drill hole also confirmed that we had found at least one source of the leak.

Grouting proceeded, starting at the first hole with limited success and followed by four more boring holes until the deep leak was reduced to about 25 percent of its original flow. The grouting also reduced the flow of some of the higher leaks. That grouting spilled a bit into and lifted the drive over the dam, confirmation that we had filled some of the higher leaks. After the repairs, the deep leak was running clear and without odor.

Twenty-six barrels, 1300 gallons, of grout were pumped down the bore holes. This grout, without confinement, can expand 30 to 1. We filled a lot of void. Though we could continue to grout, the leak was significantly reduced, clear and without odor. With this condition, we requested that the State permit us to return the lake to summer pool. They agreed, provided we would engage a formal monitoring program. Terracon will provide that service. After six months, I intend to request that the monitoring continue with Elk Lake staff, as has been done in the past.

The repair cost is nearing \$100,000.

Future obligations...The good, bad and the ugly!

The good...The valve is closed and we are on our way to another fun-filled season at the lake.

The bad...Cloudiness and odor could return to the deep leak (why the State requires monitoring). We are hopeful that for now we have things reasonably contained. Given its age, the dam is in decent shape. However, at some time we will likely have other leaks in the rock below, or conditions could change at the current leak.

Continued next pg.

Dam Report continued

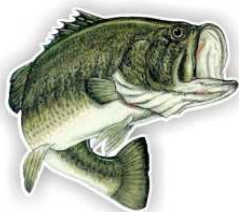
The ugly... We have exhausted the dam fund and all other reserves. I recommend that these reserves be restored, so we can meet the obligations as to the reason the reserves were made in the first place, and so we can maintain the dam. If conditions of the recent leak change, or another develops, we could lose a season while we scramble to obtain repair funds.

On a Personal Note...

I love Elk Lake. And I'm sure you do too. Good times for the kids, fishing, concerts on the docks, tubing, skiing, the beach, winery time, kayaking, relaxing by the water... But, without the dam there is no Elk Lake.

We came very close to a restricted season if the valve could not be closed and fortunate that the repairs were not more. Collectively, the value of our lake homes and common property is in the \$100,000,000 range. The Dam and even the roads are relatively a small part of that value. But they are indispensable. We inherited a dam and roads with some less-than-standard construction and as they age, they will require continued maintenance and loving care. In that perspective I hope we will have funding to service them well.

Due to my involvement with the dam, I have attended many Board meetings the past few months. I much appreciate the dedication of the Board members and their efforts to keep Elk Lake a great place. Even if we double their compensation they could not give more!



Elk Lake Sportsman's Club

Bob Duke, president
bosssofthemoss50@yahoo.com

Won't be long now!!! Spring is right around the corner. The first fishing tournament will be May 11, and times will be posted at the Guard Shack.

We will have tournaments every second Saturday of the month. Entry fees will be \$20 per person, two people per boat, plus \$5 per person optional for the biggest bass caught that day. Some of the entry fees collected will be donated to the Sportsman's Club, as they were last year.

We will also be doing the points again this year. You will get 5 points for each tournament you fish in, which, with the weight of the fish you weigh in that day, will be your total for each tournament. The most points at the end of the year will win the money pot.

So come out and enjoy a morning of fishing, meet your neighbors, and maybe win some money. Hope to see you there. *Fish on!!!!*

Security

Cheri Fredelake Cherifredelake160@gmail.com

With summer approaching, please remember to fill out a contractor form for your lawn-mowing service. It is the member's responsibility to be sure this is done. The guards cannot do this for you.

If you are having work done on your property, please be sure you fill out a contractor's form for those that will be doing the work. Again, the guards cannot do this for you.

Please be aware that if you do not have an Elk Lake sticker on your boat, you will have to show your registration/ title before being able to bring it through the gate. If you have it stored with someone, they won't be able to bring it in either unless it has a sticker or they have the registration or title.

Just a reminder that if you are having guests, please be sure you leave them a pass at the gate. With the summer season almost upon us, traffic at the gate is picking up, and we want to make sure we get everyone through the gate as quickly and easily as possible.

Please be aware that if you were late paying your dues, you must include the late fee in your payment or you will be considered a member not in good standing until those fees are paid. This means you will not be able to write passes or use the common areas.

Please do not be that difficult member who holds up the line, because you have not done what you were supposed to do. Please do not get upset with the guards for enforcing the rules at the gate, since they are only doing their job, which protects all members and their property values.

MEET YOUR TEAM

Each month, we're introducing you to our employees. All workers at the Guard Shack are trained to know the rules and laws required to ensure the protection of Elk Lake's members and properties. Get to know these folks, say hi, and *thanks!*



Ashley Byers

Working for Elk Lake almost 4 years. Part time and fill-in guard. Helps out at office when needed.

Anastasia Juett

Working for Elk Lake almost 1 year.
Part time and fill in.



Important Notices for Members

Spring Clean-Up Day

Saturday, April 27
8 am at the Lodge

Gate Valve—the gate valve has been shut. The leak has slowed and the State allowed us to close it.

Annual Meeting May 18

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.

Aluminum Recycling – There is a recycle bin at the ELPOA garbage depot for aluminum cans and aluminum bottles. Please try to only leave these items in the bin. It would be very helpful if you could empty your bagged items into the bin and throw the plastic bag into the dumpster or reuse it.

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.

Upcoming Events

Watch the ELPOA website and Facebook page for upcoming member events!

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.

ELPOA Board Meetings 2019

Apr. 20
May 18 - Annual
Jun. 15
Jul. 20
Aug. 17
Sep. 21
Oct. 13 - Election
Oct. 19
Nov. 16
Dec. 21

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.

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.

LOTS FOR SALE!

Contact ELPOA office
for pricing
and locations.

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Email

elpoa@elklakeshores.net

or phone

502- 484-0014

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

April

