

Elk Lake Shorelines



**Elk Lake Property
Owners Association**

Volume 21, Issue 1

elklakenewsletter@gmail.com

January 2023

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

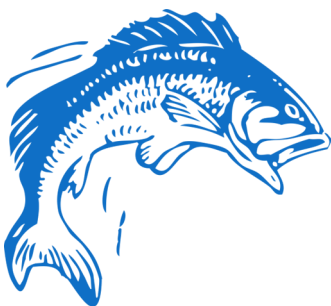
Guardhouse:
502-484-2482

Office phone:
502-484-0014

Marina: 502-484-3181

Newsletter:
elklakenewsletter@gmail.com

Website:
www.elklakeshores.net



Kip's Korner

kenkippenbrock@gmail.com

I hope you had an outstanding Holiday and stayed warm and safe. Our December meeting was very productive. The Board started by passing a public input process to make sure our meetings are as efficient as possible. We appreciate when members attend and value their input. Time is now set aside at the beginning of each meeting for the public to address the board if they have not already requested to be placed on the agenda. Public input is limited to two minutes and the board will not take action or respond immediately unless information received is deemed an emergency. Critical comments naming a person should be made in writing through the complaint form and/or in email to the board rather than during the meeting. We ask that members do not interrupt the meeting and speak out at other times. These procedures align more closely with Robert's Rules of Order and follow how cities councils (both big and small), school boards, planning and zoning boards and other boards operate.

Committees were set up. Long Range Planning - will meet monthly via zoom or in person. The goal is to discuss an update and develop a plan to move forward on the three major issues facing the lake. The leaking dam, the need to dredge and the need to control dust and maintain the roads. Once we develop the most cost effective path forward and project a total cost, we will develop a plan to fund these needs. I will chair. So far Scott Hull, Kelvin Patterson, Bob Lussmyer and Vickie Boerger are serving, focused on dredge. Jim Milar, Kelvin Patterson and George Schnieder will serve focusing on dam. Jason Wainscott, Bill Weil and Gailen Bridges will focus on Roads. If anyone else would like to serve please email me at KenKippenbrock@gmail.com. The first meeting will be in late January or early February. (Continued on next pg.)

President's Note Continued

Subcommittees will be asked to meet and work during this time on their specific areas of focus. We will come back together with updates. There is a new committee around technology/website chaired by Jen Mann and Bill Fister. Ideas include our ability to run surveys, pay dues online (with a fee), better maps showing cove names more clearly, online complaint/concern form, updating your profile/member information, and watching board meetings. Security will be chaired by Cheri Friedlake. The Building and grounds committee will be chaired by Ed Rhue and Bill Fister. Roads and Lake/Dam committees will be chaired by Bill Weil and Jason Wainscott. Legal will be chaired by Gailen Bridges and Bill Fister. Membership will be chaired by Vickie Boerger. Chairs of these other committees will set schedules and call meetings as needed.

In other business we are in the process of revamping the employee handbook to better reflect our current practice. The board approved the purchase of a lane shark to help control brush along the road rather than renting equipment at an extraordinary cost. See www.lanesharkusa.com We are slowly but surely taking steps one inlet at a time to better control silt runoff. Finally, we are requesting that anyone who wishes to submit a proposal to run the marina do so in writing to the office or by email to ELPOA@elklakeshores.net by January 31, 2023. Caroline Scheper has done an outstanding job the last several years and she has indicated she is submitting a proposal again this year. However, we want anyone who wishes to have the opportunity to submit a proposal as well.



New Members

Steven & Jamie Ahlers

Lots: 912 & 913

Financials

Jason Wainscott

fullserviceauto@hotmail.com

According to the most recent financials:



Available Funds:

We have \$468,457.63 available in our checking and savings account. This is the total amount of money we have in the bank. The Operating Account (Checking Account) Balance is \$132,245.44. The remaining amount (Savings) of \$336,212.19 is earmarked for items like the dam fund, vehicle fund, cash reserves, etc.

Road Loan:

We have received \$77,200.00 in Membership Road Dues YTD. 2022 Road Loan Payment of \$69,793.88 was made in February. Additional payments of \$28,535.00 and \$80,000.00 were made on the principle bringing the balance to \$280,911.49. At the December Board meeting it was decided to pay off the road loan.

Misc. Income:

Misc. Income is at \$94,717.86. These are monies that come from non-operational items like dock rental, lodge rental, property sales, initiation fees, etc.

Past Dues:

Letters were to be sent after the January Meeting. According to the Customer Balance sheet we still have around 14 members who owe 2022 dues. Approximately 10 of those members owe more than one year's worth of dues.

Reminder:

Your 2023 dues invoice reflecting the approved dues increase of \$200.00 raising the annual dues to \$1500.00 will be sent out at the beginning of the year. Payments are due no later than March 1st 2023. All late payments will have a late charge added to them. Any changes in your mailing address needs to be updated with the ELPOA office. Email: elpoa@elklakeshores.net Phone: 502-484-0014

Interest:

YTD Interest on our Checking/Savings account(s) is \$308.47

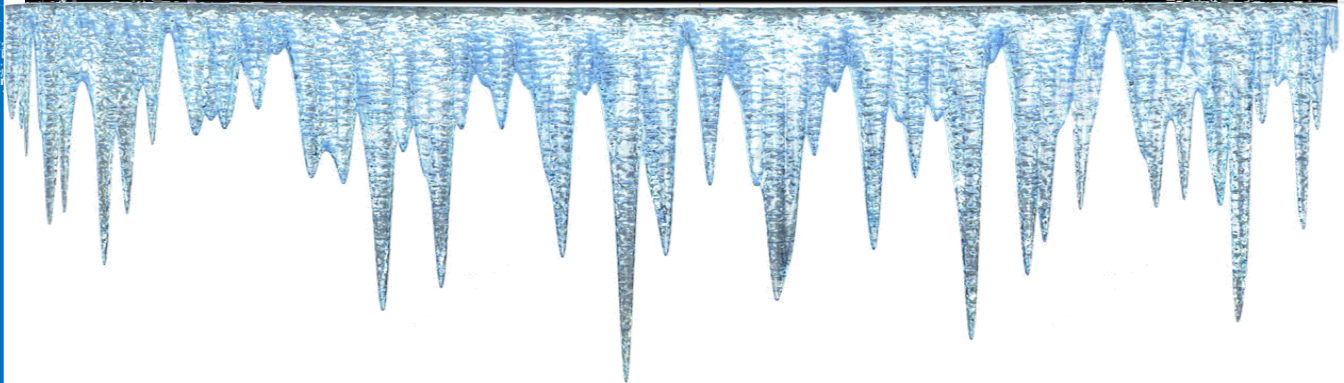


Budget

		Actual	Budget	
5000	Revenues	646,729.38	616,198.00	(30,531.38)
6500	Payroll Expense	\$119,452.34	\$117,921.00	-\$1,531.34
7100	Security Expense	\$1,952.20	\$7,200.00	\$5,247.80
7200	B&G Expense	\$101,514.78	\$105,750.00	\$4,235.22
7300	Lake & Dam Expenses	\$2,935.50	\$9,100.00	\$6,164.50
7330	Marina Gas Expense	\$42,129.30	\$36,000.00	-\$6,129.30
7400	Road Maint Expense	\$19,557.30	\$132,950.00	\$113,392.70
7500	Road Loan	\$69,793.88	\$69,793.88	\$0.00
8000	Admin Expense	\$67,678.78	\$70,477.00	\$2,798.22
	Total Expenses	\$425,014.08	\$549,191.88	\$124,177.80
		\$221,715.30		
5500	Marina Gas Revenue	\$47,443.80	\$36,000.00	
7330	Marina Gas Expense	\$42,129.30	\$36,000.00	
		\$5,314.50		
5213	Road Loan - Dues	\$77,200.00	\$80,000.00	\$2,800.00
7500	Road Loan - Expense	\$69,793.88	\$69,793.88	
	Pay on Road Loan	\$7,406.12		

Budget

		Actual	Budget	
5210 · Membership Dues Cover Operating Expenses		\$425,467.72	\$443,398.00	\$17,930.28
Operating Expenses		\$313,090.90	\$443,398.00	
		\$112,376.82		
Misc Income		Actual EOY	Budget	
5000 · Revenues				
5110 · Publication sales		5.65	\$50.00	\$44.35
5212 · Membership Dues-Past		8,996.97	\$5,000.00	-\$3,996.97
5215 · Late Charge		3,249.03	\$2,000.00	-\$1,249.03
5216 · Sticker Fees		3,600.00	\$2,500.00	-\$1,100.00
5225 · Initiation Fees		32,500.00	\$35,000.00	\$2,500.00
5310 · Interest-checking/savings		308.47	\$350.00	\$41.53
5330 · Lodge Rentals		600.00	\$500.00	-\$100.00
5335 · Slip Rentals		4,125.00	\$3,750.00	-\$375.00
5410 · Asset Sales - Gross		33,900.00		-\$33,900.00
5450 · Advertising revenues		3,069.59	\$3,500.00	\$430.41
5460 · Donations		450.00	\$400.00	-\$50.00
5470 · Fines/Fees		0.00	\$1,000.00	\$1,000.00
5490 · Miscellaneous revenue		1,263.15	\$36,000.00	\$34,736.85
5491 · Property Improvement Applicatio		2,650.00		-\$2,650.00
		\$94,717.86	\$90,050.00	\$4,667.86



2022/2023 ELPOA Deer Management Program

Mission Statement of the Program:

“To reduce the deer population within Elk Lake Community. A smaller herd is a healthier herd and may reduce the tick population.”

Recap of the 2021/2022 Season

As far as I am aware, the season was without incident and a few deer were harvested. The season at Elk Lake began the Monday following Thanksgiving and ran until Monday January 17th. Bow Hunting was permitted Monday through Thursday each week except for Thursday, December 24th. To be eligible to participate, each hunter needed to qualify by placing 4 out of 5 arrows within an 8” target from 20 yards. Each hunter was instructed to register at the front gate when and where they were going to hunt including their guest. The Board designated several ELPOA owned properties eligible to hunt and some private land was eligible as well.

Changes/Improvements for the 2022/2023 season:

Communication: Communication is key so that all of the hunters and the Board will stay informed of all hunting activity. All hunters must sign up and be part of a group text chain. This will allow hunters to communicate among themselves and keep the board informed. If you plan to hunt this year, please text me (Scott Jones) at 1-513-508-4001 or contact Board member Ed Ruhe.

Qualifying – All hunters must qualify to be eligible. Same requirements as last year. Please text me to schedule a qualifying time.

Record Keeping – I will be keeping a log of all hunters and harvest reports. This will be shared with the Board on a weekly basis or as desired by the Board. This report will log hunting license and tag information as well as harvest reports.

Another reason for the text chain and better communication.

Season Dates – The dates are currently being discussed by the Board. Once finalized, I will communicate.

If you are interested in Bow Hunting within Elk Lake, please contact me via text or phone at 1-513-508-4001.

If your electric, water, cable or internet goes out it's your job not the guards to call the company and inform them of your situation. It's not the guards job to do this. The company may ask for information the guards do not have or do not know. The same goes if you have a complaint about loud noise, music or a dog running loose. It's your job not the guards to call the police or dog warden and report it. Please do not call the gate and complain to them and tell them they need to do something. As I said, it's not their job. They don't have the power or ability to get something done any quicker.

If you are having a delivery or a contractor coming to your house please call the gate and let them know. Also when you talk to the delivery company or the contractor please explain to them the type of roads we have. Don't just tell them gravel. Let them know about the steep hills and curves. Also if the roads are snow covered advise them to wait until they are cleared before coming.

With the new year quickly approaching do not forget to fill out new contractor forms for anyone who will be continuing to work on your house. If you have a cleaning person or someone who cuts your grass they will require a new form to be filled out as well. Also forms giving your 18+ year old children the ability to write passes need to be renewed if you want them to continue to have that ability. This is for your adult children only, no other relatives.

As you are driving around the lake during the winter months please keep your eye on your neighbors property as well. If you notice any damage to someone's property such as trees that have fallen or running water or anything unusual please call the gate so that they can contact the owners of the property and let them know.

A good way to know what is going on in the county such as what the roads are like when there is ice or snow is to have a scanner. You can get a lot of valuable information from one. Scanners are not expensive and they are easy to program and use.

When approaching the gates especially if there is snow and ice please slow down and wait for the guard to fully open the gate before proceeding through. If the gates are already open please slow down as well. You never know if someone may unknowingly step out in front of you. Also the guards also may need to stop you to give you a package or tell you something. So please just be aware of your surroundings and slow down.

If you need to park a vehicle at the gate during inclement weather please do not block the farm gate and please park closer to the bulletin board. Please remember this is just temporary parking not for year round parking.



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)**

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
- ♦ **New Member Committee meets on the third Thursday of the month @ 7p.m. Please contact 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.**

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



SERVICE.....WHEN YOU NEED IT!

SERVING THE ENTIRE TRI-STATE AREA OHIO, KENTUCKY & INDIANA

859-824-5000

Chappell Septic Service

502-593-5500



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.

342jacks.com
859-342-5225



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

24 Hour Good Neighbor Service®

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
or call 502-484-0014

NOTE: E.L.P.O.A. does not recommend or endorse any of the advertisers in this newsletter.

KEMPER REALTY LLC (502) 750-1384

WEBSITE: KEMPERREALTYKENTUCKY.COM

MELISSA KEMPER, PRINCIPAL BROKER & OWNER



LISTING YOUR HOME CAN BE SMOOTH SAILING

WHEN YOU LIST WITH PAT



PAT TENOVER
513-615-3002
ptenover@sibcycline.com

**SIBCY
CLINE**
REALTORS



Advertise Here!



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



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

www.AshcraftRealty.com

NEW YEAR'S EVE

WORD SEARCH

C	G	E	H	S	S	Y	S	M	J	P	A	R	T	Y
Q	O	U	T	L	R	Q	R	A	P	L	G	I	H	X
O	M	N	A	A	Z	E	N	P	L	C	K	P	N	U
M	G	O	F	H	R	U	E	R	J	C	S	J	W	B
F	G	N	N	E	A	B	A	H	R	V	I	V	O	A
E	O	H	X	R	T	D	E	E	C	K	T	L	D	L
K	L	T	Y	X	N	T	S	L	J	U	T	A	T	L
C	D	J	U	E	X	O	I	K	E	Y	Z	V	N	O
O	L	R	L	N	L	L	K	X	U	C	V	W	U	O
L	Q	A	N	U	R	E	K	A	M	E	S	I	O	N
C	C	D	T	M	I	D	N	I	G	H	T	U	C	S
V	I	I	R	A	E	Y	W	E	N	V	A	M	H	H
A	O	B	S	Z	E	U	W	S	X	F	C	P	V	I
N	Z	F	P	A	H	J	A	G	L	M	C	G	P	U
M	H	A	N	L	G	A	H	G	R	J	Q	D	O	Y

BALLOONS
CALENDAR
CELEBRATE
CHEERS
CLOCK

CONFETTI
COUNTDOWN
GOALS
HAPPY
JANUARY

MIDNIGHT
NEW YEAR
NOISEMAKER
PARTY
RESOLUTION



..... WHAT ARE YOU LOOKING FOR ?

SELLING or BUYING ??

JUST CALL 502.484.4411
& Get Answers :: Don't Miss Your
For Information on all property
#1 SELLING AGENT Since May 1, 20



...FOR SALE...
\$ 449,000...2 LOTS #22-#23
5 Sleeping Areas, , 1.5 Baths
2011 Sea Ray 195 Sport Boat, Very
private, Concrete Driveway, Large
Dock, Screened Porch, Most
Furnishings, Close to Gate,
Move in Ready.



...FOR SALE...
\$ 47,000. 1.5 Lots
WATERFRONT
with Dock, Party area,
Close to the gate.
Moderate Slope'
398 & half of # 397



...FOR SALE...
\$ 39,000. 1.5 Lots
WATERFRONT Close to the
gate. Moderate Slope
396 & half of #397



...SOLD...
\$ 30,000 . 5 Lots in
the WOODS
#1596 thru #1600

475 Elk Lake Resort Rd
Ste 24 ,Owenton, KY 40359
502.484.4411



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

Sales & Services

Concrete Needs?

Please contact Hosea Miller
(502) 514-5905

Wildlife Removal & House Repair

Ron Ellis
(502)-514-2596

AHLERS LAKE SERVICES

- Bobcat work, gravel driveways, shorelines
- Boatlift sales, repair and relocation
- Dock and gazebo construction

**Bobby Ahlers is a lake resident and can be reached at
859-200-6318 or ahlerslakeservices@gmail.com**

Lindley Cleaning Service

No job is too big or small. Can do weekly, bi-weekly or monthly. Cheap rates and references upon request. Thank you and God bless!!

**Chrissy Lindley 1-859-666-2397 or
Chrissy Lindley on Facebook**

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

