

Elk Lake Property Owners Association

Elk Lake Shores *Shorelines*

Volume 14, Issue 4

www.elklakeshores.net

April 2016

From the President

Ted Blaney tblaney@mykrcc.com

Spring is upon us already. The spring flowers are in bloom and the grass is getting high and ready to be mowed. Time for spring cleaning or maybe you would rather get the boat put on the lake and see if you can catch some fish. The lake is full and I have been seeing the boats coming out of storage and going into the water. We have had plenty of rain this spring with more on the way.

We have had a number of days where the wind has been quite gusty. This is another of those days with gusts getting up to about 50 mph. This presents a couple of dangers. One is trying to work the gates at the guardhouse. Wind force on the gate can exceed the strength of the guard resulting in injury or damage to a vehicle. After much discussion and many ideas, we came to trying a strong lifting strap in place of the gate when the wind gets really gusty. It seems to work OK. I do not expect it will be used that often, but if you see it being used you will know the reason.

The other danger is that a lot of ash trees have died a couple years ago from the Emerald ash borer. These dead trees are getting weaker and high winds can break off big limbs causing property damage or injury. We have taken down most of these trees between the gate and the lodge, but there are still a lot of these elsewhere around Elk Lake. The electric company had crews in earlier cutting branches that were likely to get into their wires. They usually did not cut the tree down but just trimmed enough branches to keep it away from their lines. But there is some that they missed, particularly on the side roads. It is time to bring these trees down in a controlled fashion, rather than let the wind bring them down. There are a couple of tree removers who advertise in the newsletter and are experienced in doing this work, as well as grinding out the stumps. Contact them if you are interested.

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.



Come out for Spring Clean Up Day. We will meet at the Lodge at 9 am on Saturday, May 7. There will be a number of tasks to volunteer for such as cleaning up, painting, planting, mulching, or simple repairs. We will wrap it up about noon with a simple lunch.

Roads

Peter Dames pdames@bellsouth.net

After a weather delay, we officially started the roads rebuild project on April 4. The project is beginning at lot #888.

The best way to stay informed on the progress of the road rebuild is to visit the Elk Lake website. We will also be communicating with the gate to inform you of any road closures.

Please be patient with us as we work through this project. We remain committed to do the job the right way and will do our best to minimize disruptions to you as we get into lake season.

ELPOA Board Meeting

The next ELPOA Board meeting will be at the office at 9 am on Saturday, April 16.

Secretary

Sheri Donaldson sheridonaldson@yahoo.com

Just how important is it that you attend a board meeting?

If you've never attended an ELPOA Board of Directors meeting, then you are not taking advantage of your right to observe and participate in the decision-making process that protects, preserves and enhances your community's assets and, ultimately, your property values.

If you really understood what kind of business is conducted at a Board meeting and the important role that you as a homeowner play in making those decisions, then you just might change your mind and chose to attend a meeting.

Most of the business decisions made at a board meeting have a direct impact on the property values of our community. Decisions regarding association maintenance items are the most common. Some decisions have an indirect effect, such as decisions regarding rules and regulations, and financial operations. But whether they effect property values directly or indirectly, they all have some impact on our community. And as a member of the community, they impact you.

There are three different phases of a Board meeting. The Business Meeting is when the board discusses and makes decisions based on a pre-established meeting agenda. The Homeowners Open Forum is when homeowners (like you!) can address the Board with your ideas, comments and/or suggestions pertaining to our community. The Executive Session is conducted without homeowners present in order to discuss legal issues, personnel issues and/or non-compliance hearings.

Homeowners can attend the Business Meeting, but they are not allowed to speak to the Board during this portion of the Board meeting. Homeowners are encouraged to attend in order to observe only. During the Homeowners Open Forum, homeowners are permitted to address the Board for a limited time period. An important point to remember is that although important issues may be brought to the Board's attention during Open Forum, don't expect the Board to act on these issues at this time. Many issues are turned over to management for research and to determine the options available for dealing with the issues. The more prepared the Board is before making a decision, the better the decision will be.

Homeowners are not allowed to attend the Executive Session. Sensitive legal, personnel and/or hearing issues are

dealt with during Executive Session in accordance with entucky law.

The ELPOA Board of Directors invites you to attend the next meeting! Come in and make a difference.

Security

Sheri Donaldson sheridonaldson@yahoo.com

Hello ELPOA members. Its spring and the time of year that we review the processes and procedures for our Security.

As some of you may have noticed we have added straps to the gate. These are a temporary solution for when the wind is gusting and the gates need to be controlled. We will be constructing a more permanent solution across the gates. We will be using a metal tubing that will separate from the heavy part of the gate and be more lightweight. That way we have no open time on the gates and the gates will be safe to pass thru during high winds.

Also all security personnel have been provided uniforms for their use. All ELPOA security should be wearing their uniforms. Please let us know what you think. A special thank you to Jason Wainscott for coordinating the purchase, embroidering and distribution of the uniforms.

We have also taken the time to compile a training manual for all security personnel. This includes the processes for Contractors and much more. A special thank you to Leslie Obanion and Jeanetta New for assisting in this project.

Please also remember that if you plan on having work done in the lake by any contractor, that you must fill out a work order at the gate to advise security. You may also need a property improvement permit.

ELPOA Security is ready for the summer and invites any questions or concerns you may have. We look forward to serving you.

Office hours:

10am—4 pm Saturday

Or by appointment

Email addresses-

elpoa@elklakeshores.net

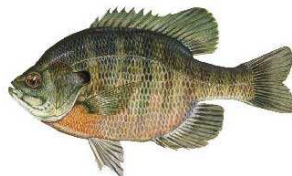
Guardhouse- 502-484-2482

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.

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

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

Treasurer's Report and Legal

Tom Goldschmidt tom@gesgoldschmidt.com

We have negotiated a three-year line of credit with the bank for the road construction. This will allow us to proceed on the re-building process as the weather permits. We will first use the money (\$200 per property) set aside from the dues to get us started and then use our line of credit to keep the project going.

Type	Accounts	2016 February		
		Actual YTD	Budget	Balance
INCOME				
	Membership Dues	\$221,953.00	\$287,200.00	\$65,247.00
	Road Dues	\$55,400.00	\$71,800.00	\$71,800.00
	Loan		\$0.00	\$0.00
	Other Income	\$6,500.00	\$46,625.00	\$40,125.00
Total		\$283,853.00	\$405,625.00	\$121,772.00
EXPENSE				
	Payroll Expense	\$13,819.00	\$94,785.00	\$80,966.00
	Security Expense	\$615.00	\$2,000.00	\$1,385.00
	Building & Grounds Expense	\$10,926.00	\$81,000.00	\$70,074.00
	Lake & Dam Expense	\$0.00	\$3,500.00	\$3,500.00
	Marina Gasoline Expense	\$118.00	\$5,500.00	\$5,382.00
	Road Maintenance Expense	\$452.00	\$66,000.00	\$65,548.00
	Road Building Expense	\$0.00	\$71,800.00	\$71,800.00
	Administration Expense	\$9,518.00	\$63,800.00	\$54,282.00
	Reserve Accounts	\$24,000.00	\$24,000.00	\$0.00
Total		\$59,448.00	\$412,385.00	\$352,937.00
	Profit /Loss	\$224,405.00	-\$6,760.00	

Lake and Dam

Jason Wainscott fullserviceauto@hotmail.com

After a mild winter and a wet March, here we are getting ready for the season. Some of the annual things we do around the lake, such as adding sand to the beach, have been done, so the beach is ready for the wear and tear of summer fun.

This year we removed all of the sand away from the first two docks at the beach and put it back on the other end of the beach, so it can fill back in of course. **But beware if you step off of the sidewalk by the first dock. There is now a step down where we removed some of the sand so it is not as shallow as it was last year.**

Remember that the first four slips at the beach are for beach parking, and overnight mooring is not allowed. We have filled in an area on the dam side of the beach for more boat parking if needed, but beware there are some big rocks in there and they will eat a prop up quick (just ask Kip!).

The beach poles have been replaced. We still have some work to do on them and will get it done before the holiday weekend along with the wake-break at the marina. New beach rope will be installed with the old floats to the new poles, so for now just remember to stay on the beach side of the poles if it has not been fixed, before you decide to go swimming at the beach.

I have ordered two new no-wake buoys to replace a couple of the buoys that are cracked and all around junky looking. The hardware for the wake-break is in and as soon as we get some anchor buckets made, we will be attempting to install it.

We have removed the excess gravel from the ramp at the marina and removed the old culvert. At the ramp at the dam we have filled in the gap on the beach side of the ramp with riprap to prevent someone from driving off of the edge and destroying a trailer or boat.

We soon will be removing some of the cedar trees at the bottom of the hill below the lodge. They have grown out into the road and are creating a problem by crowding the road and making it tough on pontoons that are being pulled down to the ramp. We also will have to remove the cedars by the gas tank, as they are crowding the tank area now.

Please use common courtesy when parking at the beach this year. The road has to stay clear enough for vehicles and boats to come through there. When parking is full please drop off and park at the top of the hill.

Please be courteous when utilizing the boat ramps. If you are having problems with your boat starting or running and there are people waiting in line, let them put in and then proceed with your business. Parking at the boat ramps are for those who will be removing their watercraft the same day it is put in. Please park out of the way as to not block anyone from putting in. We are also looking into making a boat trailer parking area on the other side of the retaining pond; any suggestions?

In the past there has been a lot of discussion about ELPOA owned docks. I would like to take this moment and clarify the rules that go along with ELPOA owned docks.

- 1) Currently there are 13 slips at the marina that we rent to Members in Good Standing on an annual basis who may utilize these slips until Nov. 1.
- 2) The first four slips at the beach are for beach parking and there is **NO** overnight mooring permitted in these slips.
- 3) There are a number of ELPOA-owned lots that have docks on them for members to use. Overnight mooring **IS** permitted on these docks. Members can use these docks, but remember anyone else can use them also. So for example if you move and someone else moves in on you, you are out of luck. Most of the time common courtesy prevails upon Members who use these docks.
- 4) You can also build a dock on ELPOA-owned lot, with prior board approval. This dock will also be ELPOA owned and the same pertains to it -- anyone can use it.
- 5) Now there is also the option to rent a floating dock from ELPOA and install it on an approved ELPOA-owned Lot. This dock will be considered yours and yours alone to use since you are renting it.

As always, if anyone has any ideas or suggestions I am always open to hear them.

Sportsman's Club

Bob Duke

bosssofthemoss50@yahoo.com



The first fishing tournament of the year will be May 14.

The tournaments will now be held the second Saturday of each month. This will avoid any conflicts with Holiday Weekends.

We hope to see a good crowd on May 14 to kick off the season. The fee will remain \$20 per person with an optional \$5 per person for the Big Bass.

Fish On.....

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Chili Chicken Strips

3/4 cup crushed corn chips
 2 tablespoons dry bread crumbs
 1 tablespoon all-purpose flour 1
 to 1 1/2 teaspoon chili powder
 1/2 teaspoon seasoned salt
 1/2 teaspoon poultry seasoning
 1/4 teaspoon pepper
 1/4 teaspoon paprika
 1 egg
 1 - 1 1/2 pounds boneless skin-
 less chicken breasts, cut into
 1/2 inch strips

4 tablespoons butter or margarine, divided

In a shallow bowl, combine the first eight ingredients. In another shallow bowl, beat egg. Dip chicken strips in egg, then coat with corn chip mixture. In a large skillet, cook half of the chicken in 2 tablespoons butter for 8 - 10 minutes or until the juices run clear. Repeat with remaining chicken and butter. Yield: 6 servings.

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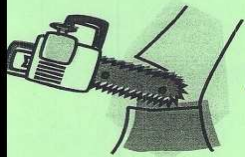
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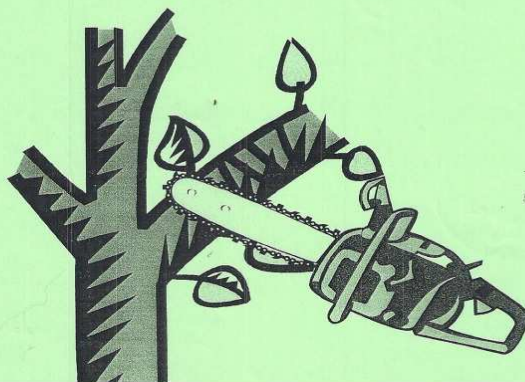
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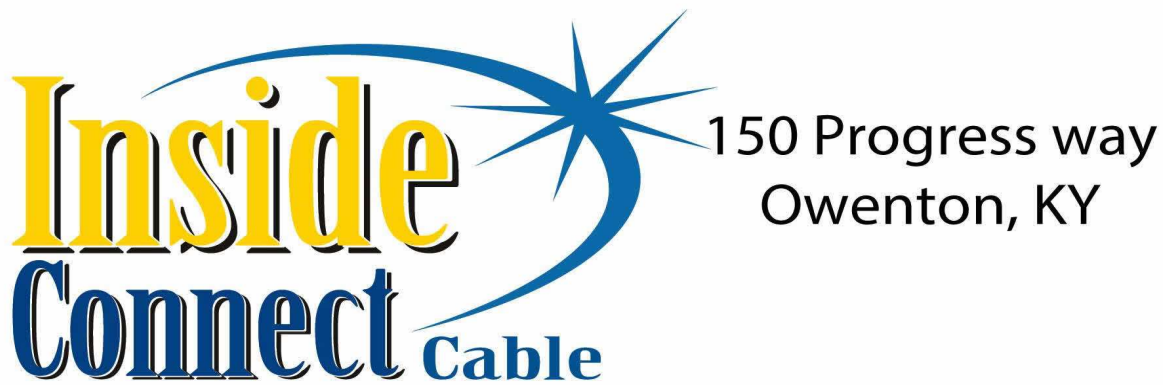
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LOTS 509, 510, 511 ELK LAKE SHORES - Cottage nested in middle of three mostly wooded lots. Near 240 acre lake that is great for fishing, skiing, and swimming. Private & remote setting. This property is not lakefront but adjoining Associational Lot provides access to the lake (only 500 ft. to lake). Great family get away. Beach & Marina for your boating needs. Located only 1 hour from Cincy, Louisville or Lexington. **MLS 453312, \$54,900**

Cabin on WATERFRONT lot #890 for sale. This 3 season cabin is on Elk Lake 1 hour drive from downtown Cincinnati and near the Elk Creek Winery/Hunt Club. It has a spectacular lake view on a NO wake cove with good water depth. This is a beautiful wooded lot with 70 feet of shoreline.

Has great docks with covered areas for 2 boats on the water and another 2 covered areas for boat storage at the road. Also one covered boat hoist to keep the ski/fishing boat clean - top and bottom. The 8 x 12' walk-in storage shed by the water has plenty of room for your fun water toys.

Cabin has new hot water heater and new roof. Two bedrooms provide sleeping for 7. The full bathroom includes a new sink.

Huge screen porch of 10 x 20' will be a very popular area. The approximately 400 square feet of decking around cabin provides sunny and shady areas.

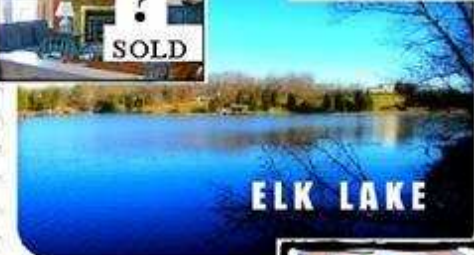
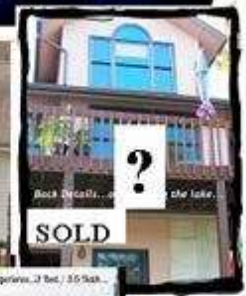
Appliances (stove & refrigerator & microwave) stay, as well as many furnishings.

Includes a gravel driveway with ample level parking and a level fire pit area.

Asking \$119,900. THE FUN SEASONS ARE FAST APPROACHING! Contact Matt Sturm at mcajst-urm@gmail.com or 513-484-6605.

[mcajst-](http://mcajst-urm@gmail.com)

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

April

