

Elk Lake Property Owners Association

Elk Lake Shores *Shorelines*

Volume 16, Issue 3

www.elklakeshores.net

March 2018

From the president

Sheri Donaldson elklakeboardky@gmail.com

Strategize with Us

We're reviewing and updating the community's strategic plan, and we want your help!

A strategic plan outlines priorities and projects for the immediate future and for years to come. It can accommodate revisions as changing circumstances dictate—without conflicting with the vision behind its creation. It also helps determine what this year's budget will include and suggests what future ones might feature.

The strategic planning process has many advantages. It stimulates ideas to make good use of association resources, identifies responsibilities, assigns work, coordinates efforts, reveals obstacles, identifies opportunities and guides decisions.

The plan begins with our mission and vision statements. The mission statement explains our organization's purpose, such as serving the community and preserving property values. The vision statement, also broad, provides a picture of what the community will look and feel like in the future. It can project a well-managed community, a place where homeowners' needs are met and a community where residents have a sense of involvement.

As we review our plan, we'll examine all critical association documents, our governance process, facilities and infrastructure, financial statements (including the reserve study) and community demographic trends. We also may conduct a needs assessment, which includes an analysis of strengths, weaknesses, opportunities and threats—a tactic used by many businesses.

Resident feedback is crucial to the strategic plan. We may ask for your input via surveys and meetings to determine needs and interests. Through these opportunities, you can indicate priorities and suggest projects.

Look for upcoming meetings and even if you cannot attend the meeting, you can always email your suggestions.

Hope to hear from you soon

Long-range planning

Vicki Boerger vboerger@yahoo.com

We are in need of some volunteers who "Spring Forward" into action. The donated kitchen cabinets and countertop for the lodge have arrived, and we are in need of some light painting, electrical and plumbing work before we can install and update the lodge.

A hookup for the gas stove needs to be moved as well as moving the sink a few feet over and installing a new vanity in the bathroom. Contact me by email or at [859-380-8120](tel:859-380-8120) if you are available to help.

REMEMBER!



**THE SPEED LIMIT AT
ELK LAKE IS 15 MILES
PER HOUR**

Security

Ed Knepp

A question that often comes up regarding issues within our community is “Who should I call?” The answer is somewhat dependent on what the issue is and who has “jurisdiction” over it.

Issues that involve violations of State or County statutes must be dealt with by law enforcement officers. This would be especially true where a member’s property or safety is involved. Occurrences such as break-ins, property damage, personal threats or criminal behaviors fall into this group. Such occurrences may also violate the Association’s Rules and Regulation.

Issues that are specific to our community and addressed in the “Rules and Regulations” are best dealt with by the Board. Examples would include things such as use/misuse of community property, blight, security etc.

Where it gets more complicated is when an issue is addressed in State or County statutes and the community “Rules and Regulations.” Examples of such from the Security Survey would include barking dogs, noise, dogs on the beach, operation of ATV’s and assorted behavior issues. In these instances the decision to report and to whom lies with the member.

So, where does this leave things? If a member chooses to report an issue, the route that best fits the situation should be chosen. Our local authorities have assured and reassured the Board that they can and will enforce the law within our community. They have also stated that calls are dealt with on a priority basis and that there may be instances when a response is delayed or not possible.

The Board, guided by the “Governing Documents” of the Association, is committed to providing the best possible community to be enjoyed by all members. The Security Committee has developed a new “Incident Report Form” that can be used to report an issue to the Board. Copies are available from the office, at the gate or may be downloaded from the Elk Lake website. Completed forms can be dropped off/mailed/e-mailed or faxed to the office, left at the gate or returned to a Board or Security Committee member. Whenever possible, supporting material (photos, video, sound recordings) should be included with the form

Relevant Phone Numbers:

Owen County Sheriff (502)484-3363
Owen County Animal Control (502) 484-0321
Kentucky Fish and Wildlife 800-858-1549
Elk Lake Office (502) 484-0014
Elk Lake Gate (502) 484-2482

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.**

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

I will have the final results for 2017 as soon as our Accountant finishes our final year end. As you can see, the initial budget leaves us with a fairly large deficient that we have to try and adjust. We needed a lot of money from our reserves to pay for the extra expenses in 2017, so we don't have the reserves available that we should have going into 2018.

ELPOA Income / Expense Analysis

Type	Accounts	2018 January Operating Budget		
		Actual YTD	Budget	Balance
INCOME				
	Membership Dues	\$96,900.00	\$293,600.00	\$196,700.00
	Other Income	\$2,493.00	\$49,500.00	\$47,007.00
Total		\$99,393.00	\$343,100.00	\$405,625.00
EXPENSE				
	Payroll Expense	\$7,358.00	\$99,434.00	\$92,076.00
	Security Expense	\$192.00	\$1,000.00	\$808.00
	Building & Grounds Expense	\$7,930.00	\$95,840.00	\$87,910.00
	Lake & Dam Expense	\$42.00	\$3,500.00	\$3,458.00
	Road Maintenance Expense	\$0.00	\$85,000.00	\$85,000.00
	Administration Expense	\$8,037.00	\$71,150.00	\$63,113.00
	Reserve Accounts	\$0.00	\$25,000.00	\$25,000.00
Total		\$23,559.00	\$380,924.00	\$357,365.00
	Profit /Loss	\$75,834.00	-\$37,824.00	

Marina Gas

Marina Gas Income	\$0.00	\$33,000.00
Marina Gas Expense	\$241.00	\$33,000.00
Marina Gas Income /Loss	-\$241.00	\$0.00

Road Rebuild Recap

Membership Dues	\$24,100.00	\$73,400.00
2016 Carryover	\$74,592.00	\$74,592.00
Loans	\$0.00	\$150,000.00
Total Assets	\$98,692.00	\$297,992.00
Road Rebuild Expenses	\$0.00	
Interest & Fees	\$0.00	
Total Expenses	\$0.00	
Available Assets	\$98,692.00	

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 February newsletter!

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

Upcoming Events

Watch the ELPOA website and Facebook for upcoming member



**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 INFORMATION.**

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

Donate to Roads, Beautification, Security, Lakes and Dams etc.
Or upgrades to Lodge!

Please contact the ELPOA office for additional information.

IMPORTANT REMINDERS!!

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

2018 ELPOA Board Meetings

9 am:

3-17-18
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



SERVICE.....WHEN YOU NEED IT!

FOR A FREE NO OBLIGATION QUOTE, PLEASE GIVE US A CALL

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"FROZEN"

FISH, AND RELAX, ON THE LAKE

LOT 15 - LOCATION, LOCATION, LOCATION - A great Area and Lot on Elk Lake close to the Entrance and over 200' of Waterfront. This 3 Bedroom, 2 Bath Home with C/HA and Finished Lower Level. A detached two car Garage to store your Boat and park your Car. A nice gentle slope to the Boat Dock with a covered area to relax. An enclosed porch and patio to view the Lake. **MLS 507547, \$339,000**

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**



Spring Rolls

What You'll Need

For the Stir-Fry Sauce:

- 2 tablespoons soy sauce
- 2 tablespoons [fish sauce](#) (or vegetarian stir-fry sauce)
- 2 tablespoons lime juice (freshly squeezed)
- 1/4 teaspoon sugar

For the Eggrolls:

- 2 tablespoons oil (plus more for deep-frying)
- 3 cloves garlic (minced)
- 1 piece galangal (thumb-size, or ginger; grated)
- 2 green onions (sliced into matchsticks)
- 1 red chili (minced, or 1/2–1 teaspoon [cayenne pepper](#))
- 1/2 cup cabbage (shredded or finely chopped)
- 4–6 shiitake mushrooms (cut into matchsticks)
- 1/2 cup tofu (medium to firm sliced into matchsticks; or 1/2 cup baby shrimp)
- 2 cups bean sprouts (approximately)
- 12 spring roll wrappers (thawed if frozen)
- 1/2 cup cilantro (fresh leaves, roughly chopped)
- 1/2 cup [basil](#) (fresh, roughly chopped)

How to Make It

If you've not stir-fried before, the best tip for success is to add a little water (rather than oil) to the pan when it gets too dry. Also, skip the chili pepper or cayenne if you prefer very mild spring rolls.

In a small bowl, combine all of the ingredients for the stir-fry sauce. Mix to dissolve the sugar. Set aside. In a wok or large frying pan, pour 2 tablespoons oil and heat over medium-high heat. Add garlic, galangal (or ginger), green onion, and chili pepper. Stir-fry about 1 minute, or until fragrant.

Add cabbage, mushrooms, and tofu (or shrimp). As you stir-fry, add the stir-fry sauce. Stir-fry 1 to 2 minutes, until the vegetables have softened.

Remove from the heat and add bean sprouts, tossing to mix. Do a taste test for salt, adding a little more fish or soy sauce if it's not flavorful enough.

To assemble rolls, lay spring roll wrappers on a clean work surface. Using a slotted spoon to drain the liquid, place one heaping tablespoon of filling on each wrapper (large wrappers require more filling). Spread

Continued next page

Spring Rolls recipe continued

filling along the width of the wrapper: do this 2/3 of the way down, closer to you so there is room to roll it.

Sprinkle some of the fresh coriander and basil over the filling. Fold the left and right sides of wrapper over the filling. Lift the end nearest you and tuck it over, rolling upwards. Secure by dipping your fingers in some water and wetting the end, "pasting" it shut.

To fry spring rolls, pour about 1-inch of oil in a wok or deep-sided frying pan over medium-high heat. When the oil begins to form snake-like lines across the bottom of the pan, it means the oil is starting to heat up. To test if it's hot enough, dip one corner of a spring roll into the oil. If it begins to sizzle and cook, the oil is ready.

Using tongs, place spring rolls in the oil, allowing them to fry about 1 minute on each side. Spring rolls are done when they turn light to medium golden-brown. Place on paper towels (or a clean dish towel) to drain while you finish frying the rest.

Serve spring rolls while they're still hot with Thai sweet chili sauce.

A Simple Dipping Sauce

It's easy to make a quick alternative to the sweet chili sauce for dipping spring rolls. Mix 1/3 cup plum sauce with 3 tablespoons soy sauce. Add fresh cut red chili or dried crushed chili as desired.



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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.

TISCH REAL ESTATE, LLC.

219 Roland Ave, Owenton, KY 40359

Peggie Tisch, GRI, Realtor/Broker, 502 750-2005 502 484-3652

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

Realtor Equal Housing MLS

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!

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



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



NEW PRICE \$199,900 Total 3 lots, log cabin feel on the inside, screened deck. Must see!



Great LOT! Appr. 100' waterfront basement, 2br 2.5 baths Dock Allowance



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



NEW LISTING: 1 waterfront lot with dock and cleared path \$32,900

WATERFRONT – 2 LOTS Some cleared, level at water - \$49,900 **PENDING**

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

GOD BLESS AMERICAN, PRAY FOR OUR TROUPS

MARCH 2018

Elk Lake Marina

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



We are officially gearing up for lake season!

Want Elk Lake goodies to fill your kids Easter baskets? Here's some ideas:

- kids t-shirts and hoodies
- gift certificate that they can use to get ice cream this summer!
- gift certificate for the kids make your own t-shirt class



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

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

Events we are working on:

- Yoga
- Finding ways to pair w/ the Fish & Wildlife Club
- Paint a wine glass paired w/ Elk Creek Vineyard \$25 a person. (You are welcome to bring your own wine!)
- Kids make your own t-shirt
- Hoosier Paint Girl will be coming to do a barrel top painting class
- Coffee & Waffles breakfast
- bbq dinner

Contact us for a copy of the March Catalog!

New items coming in March:

Youth & Adult hoodies
Shot glasses

Marina independently owned and operated



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Getting Ready at ELK LAKE in 2018 ...WOW! ::



\$ 324,900. EASY DRIVE to the Front Door...EASY Unloading the Car...Large EASY Entertainment on Lake Level/ walk out!... REVERSE DESIGN 6 Bd/ 2 Ba Waterfront, (or 5 Bd & Office)Lg Sliding Doors to Deck...Lots of VIEW! Fire Pit/Dock MOVE IN READY!

\$ 124,900. 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...



\$ 68,900. THERE'S MAGIC IN THE AIR! In the Woods & Starry Nights! Great place to relax/write/read. This little cottage away from the city has 1 Bd / 1 Ba. You can swim, fish, sun at the Beach and come home to a Cozy Fire in your very own Little Cottage!

\$ 169,900. 140' of Waterfront + Dock + Lift + Storage at Water...2 Bedrooms / Full Bath / Unfinished Basement could add Bedrooms... Upper Deck off Living Room and Master Bedroom//Cedar Closets ...Lower has Open Unfinished + 1 Half Bath +1 Outdoor Shower ...walks out ...Fire Pit overlooking Elk Lake...Feels like a Retreat ... 3 Season Lakehouse .. Call Today!!



NOTE: Get on the "Sammy's Getting Ready List!!" Why???

Because some SELL before you see them. Sam-altman@vol.com

WATERFRONT LOTS.
Lot #1160 @ \$23,900.

OFF WATER LOTS
Lots # 1508-1519 \$ 17,500. **SOLD!**
Lots # 1582-1583 \$ 7,000.
Lots 1532-1534 \$ 4,500.



502.484.4411

Just a few listed above ... call for others

Ready to Sell ???

LOOKING FOR A LAKEHOUSE ?

Call Now for Information !

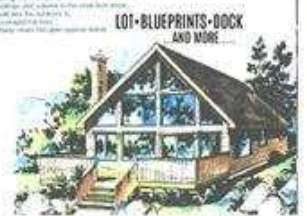
Elk Lake Shores— Just around the corner from Elk Creek Vineyards a 240 acre lake for water skiing, fishing, boating, bird watching, swimming, & much more ... with homes from \$ 55,000 to \$ 525,000 .

What are you Waiting For ???
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Waterfront Lot #663
\$ 57,800.

S-O-L-D



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1 SELLING AGENT
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Sales and Services

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

ROB COOK CONSTRUCTION

Specializing in docks, decks, roofs, siding, replacement windows, remodeling and new construction. I am a full-time lake resident. Contact me at (502) 682-4398. Free estimates. Have references. 20 years experience.



CROSSCUT TREE REMOVAL

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WANTED:

Pontoon boats, boats, or abandoned vehicles. Contact Danny Hudnall (502) 484-5358

AHLERS LAKE SERVICES

Bobcat work, gravel driveways, shorelines, Boatlift sales, repair and relocation, Dock and gazebo construction. FREE estimates. Bobby Ahlers is a lake resident and can be reached at 859-200-6318 or bobbyahlers@live.com

ADVERTISE IN THE ELK LAKE SHORES' SHORELINES newsletter at these rates PER MONTH —

\$5.00 FOR SALES AND SERVICES SECTION

\$10.00 FOR BUSINESS CARD SIZE AD

\$20.00 FOR 1/4 PAGE AD

\$40.00 FOR 1/2 PAGE AD

\$60.00 FOR 3/4 PAGE AD

\$80.00 FOR FULL PAGE AD

Email

elpoa@elklakeshores.net

or phone

502- 484-0014

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

