

Elk Lake Property Owners Association

Elk Lake Shores *Shorelines*

Volume 17, Issue 3

www.elklakeshores.net

March 2019

From the president

Scott D. Jones jonesscott1396@yahoo.com

Wake Surfing

The topic of Wake Surfing at Elk Lake has been at the forefront of the agenda these past few months. The act of Wake Surfing creates a huge wake, and the discussion and vote before the board was whether Elk Lake is just too small of a lake to support this activity.

Those opposed to Wake Surfing have made the case that Wake Surfers and their wake are causing excessive harm to docks, excess erosion of shore lines, and a nuisance for kayakers and tubers. Several other lake communities of our size have already banned this activity.

Those who want to preserve Wake Surfing at Elk Lake acknowledged the huge wake but made a case that the wake produced by the Wake Surfing activity is no more harmful than speeding pontoon boats or deep hull boats that plow through the water. They made a case that erosion is more of a function of lack of retaining walls than huge wakes. There was also concern that once you ban one activity, this could lead to banning other activities such as tubing, and next thing you know we are a paddle boat community.

As most of you know, at the February Board meeting we were scheduled for our second of two required votes to change the By-Laws to ban the Wake Surfing activity. I must say that I was not looking forward to this vote, because as a Board member, there is no joy in taking away an activity that someone else enjoys, and there is no reward in ignoring the wishes of many to ban the activity. Prior to our meeting, Brad Scheper and Dan Shields made a proposal for a compromise that limits the location, day and time of Wake Surfing to avoid and contain the effects of their wake. During our meeting Dan Shields made a presentation and encouraged the board to accept the proposed compromise versus banning Wake Surfing. Although the topic was intense, we had a great and civil exchange of opinions by several members on the topic.

(Continued)

Time for a Vote! I felt it proper to first vote on accepting the compromise as presented. This vote failed. As this failed I asked for a vote to ban Wake Surfing from Elk Lake. In a very quiet and somber room, we went Board member by Board member to cast their vote. The vote was 5 in favor of banning and 3 against banning, so a majority in favor of banning. Not fun but it was over. Now here is the turn of the events. It wasn't until after the meeting that we realized it takes a two-thirds majority vote to change the By-Laws. A 5-to-3 vote is not a two-thirds majority, so the vote to ban Wake Surfing failed!

I have two thoughts on the matter:

First, although I personally voted to ban the activity, I have to "Tip My Hat" to both Brad Scheper and Dan Shields for the way they respected the process including presenting a proposal for compromise. But especially for the way they handled themselves when we all felt the vote passed and Wake Surfing was banned. I thank them for that.

Second, although Wake Surfing is not banned for 2019, I ask all of the Wake Surfers to take note that many members at Elk Lake, whether justified or not, feel Wake Surfing is harmful to the community. So I ask that you adopt your own compromise.

Lake and Dam

Jason Wainscott fullserviceauto@hotmail.com

Rain rain, go away.

We need to fix our dam, so we can play!

In order to give T Lucky the best possible chance of stopping the "Stinky Leak," we need the water level to be at or near winter pool, so currently we are in a stop-and-wait stage on the dam repairs.

Terracon will be returning to drill at least one more borehole about five feet or so from the first one they drilled. This is due to the size of the void being bigger than previously thought and needing to get as much product into the void that we possibly can. This void starts below the bedrock about

(Cont. on pg. 2)

Lake and Dam continued

45 feet deep. T Lucky will then insert the injection rods into the hole and pump the void with their product. If we need, there may be another hole needed and repeat the process until we get it totally contained.

Currently the State of Kentucky will not let us close the valve until we get the "Stinky Leak" repaired, and water levels must be lower to do the repairs. So if you have dock, wall, or any other lakeside projects that need to be completed, please alert your contractors on the current situation, so that when the water gets back down, they can schedule to try and get the work done as soon as possible. If they can at least get the dock posts set, they should be able to finish the project with water levels back up. Currently we are still looking at closing the valve after we get the OK from the State of Kentucky, and at this time it looks like that will be well beyond March 1st, since the lake drops about 1 ½ to 2 inches per day, and we need to get it down about 4 feet or so.

We would like to thank all members for their understanding and patience as we continue to fix this vital area of the lake.



Dale and Roberta Jones
Lot 665

Shannon and Lauren Wright
Lots 909-910

Blight

Member's maintenance responsibilities

Vicki Boerger vboerger@yahoo.com

Now that spring is just around the corner, please review the "Rules, Regulations, Policies, and Procedures," Revision F, from March 2018 that can be found on the ELPOA Website. There is a LOT of valuable information found within this document! In addition to information about writing guest passes, ATV regulations, and boating guidelines, you will also find information about Member's Maintenance Responsibilities.

Be sure to make note of the Property Maintenance guidelines listed on page 13. This includes the Blight and Nuisance information that is continuing to be enforced as part of the Owen County Ordinance #67 that was adopted and incorporated in 2003 as part of the ELPOA Rules and Regulations.

By addressing a situation in the early stage, it is the intent of ELPOA to have each member be responsible for proper and timely maintenance and repair of his/her/its property so as not to create a blight or nuisance problem or adversely affect the health safety, welfare, enjoyment, or monetary investment of others.

REMEMBER!



Office hours:

10am—4 pm Saturday

Or by appointment

Email addresses-

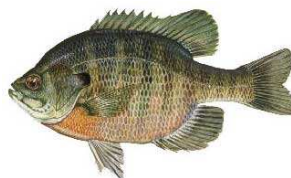
elpoa@elklakeshores.net

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

Our January income was \$14,384 below our first month's budget, and our expenses are \$30,501 above budget. A lot of that on the expense was from work on the Dam leaks. We will have a better idea how this will affect our budget after we receive additional dues payments. We will also have the first loan payment on the road rebuild which should be covered by the amount set aside from 2019 dues.

ELPOA Income / Expense Analysis

Type	Accounts	2019 January Operating Budget		
		Actual YTD	Budget	Balance
INCOME				
	Membership Dues	\$119,400.00	\$411,400.00	\$292,000.00
	Membership Dues - Loan	\$21,800.00	\$74,800.00	\$53,000.00
Total		\$141,200.00	\$486,200.00	\$345,000.00
EXPENSE				
	Payroll Expense	\$9,384.00	\$113,895.00	\$104,511.00
	Security Expense	\$58.00	\$5,750.00	\$5,692.00
	Building & Grounds Expense	\$7,363.00	\$99,690.00	\$92,327.00
	Lake & Dam Expense	\$34,475.00	\$7,000.00	-\$27,475.00
	Road Maintenance Expense	\$165.00	\$97,000.00	\$96,835.00
	Administration Expense	\$7,914.00	\$75,500.00	\$67,586.00
	Loan Repayment	\$0.00	\$74,800.00	\$74,800.00
Total		\$59,359.00	\$473,635.00	\$414,276.00
	Profit / Loss	\$81,841.00	\$12,565.00	
Marina Gas				
Marina Gas Income		\$27.00	\$35,000.00	
Marina Gas Expense		\$133.00	\$35,000.00	
Marina Gas Income / Loss		-\$106.00	\$0.00	
Reserve Income				
Miscellaneous Income		\$8,047.00	\$49,325.00	
Reserve Account Budget		\$0.00	\$49,325.00	
Profit / Loss		\$8,047.00	\$0.00	

Security

Cheri Fredelake Cherifredelake160@gmail.com

Hey, everyone. I realize I have been throwing a lot at you lately. I just want to be sure that everyone understands that come March 1st, the rules are going to be strictly enforced. In fact, we have started enforcing several of them already. Again this is something that the membership has been asking for. If you are unaware of the rules and regulations, please read your Blue Book or go online and read them.

If you have children 18 years of age or older that you would like to allow to write guest passes, you must fill out the proper paperwork at the gate. This paperwork must be renewed annually. You as the property owner are responsible for any guests your child writes a pass for. This is for children of property owners that are 18 years of age or older only.

Please be aware that the parking area just inside the gate is for short-term parking only. Long-term parking is prohibited. This is due to congestion and limited space. If you must park your vehicle for an extended period of time, you will have to find an alternative to parking at the gate.

I cannot stress enough that you as the property owner are responsible for leaving your guests passes and filling out all contractor forms for anyone coming to your property to do work. Without the proper paperwork or passes, your guests and contractors will be turned away.

Please let your guests know that their pass needs to remain visible on the windshield or front dash of their vehicle as long as they remain in Elk Lake. This is necessary so that everyone can be properly identified and recognized as having been properly admitted into Elk Lake. Vehicles will be towed if they are found parked on any common areas without a sticker or pass. Common areas may include but are not limited to the beach, dam and reservoir.

It will soon be that time of year again when you will be wanting your yard mowed. Be sure you get your paperwork filled out for your lawn-care service providers. The guards are not responsible for doing this. They can and will be turning your mowers away if there is no paperwork.

When approaching the gates at night, it would be very much appreciated if you could turn your lights off. With your headlights on, it is difficult to see the stickers or passes on the windshield. Thank you in advance for your help with this matter.

Again, thank you for your patience and understanding if you have to wait a few minutes at the gate before entering or exiting. The guards do get busy at times with phone calls, passes, paperwork and giving directions.

If you have any comments, concerns or complaints, please feel free to contact me.

Pole Barn Homes

Scott D. Jones joneesscott1396@yahoo.com

We had an interesting question posed to us from an individual who was interested in building at Elk Lake. His question was "Would we allow him to build a Pole Barn home?" For those of you who are not familiar with these, it is a Pole Barn structure with metal siding, and the inside of the home is finished out just like any other home. After reviewing the By-Laws and Warranty Deed, we discovered there is nothing that prevents these.

Part of the mission statement of ELPOA is to protect the value of homes within Elk Lake Community. Although I have no real problem with Pole Barn homes in general, I would not want one next to me if it would hurt my property value. I reached out to two local Realtors and the opinions are mixed as to their impact on property values within Elk Lake.

So I have a couple of questions I would ask all of you to think about:

- ⇒ What is your opinion of Pole Barn homes within Elk Lake, whether it is one home or thirty?
- ⇒ What is your opinion of Pole Barn storage buildings typically for boat storage?



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Important Notices for Members

**Gate Valve will remain open
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that we can close it.**

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.

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.

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.

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.

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!!

ELPOA Board Meetings 2019

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

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MEET YOUR TEAM



Tony Sloma

Have worked for Elk Lake going on 12 years

Janetta New

I have worked for Elk Lake for 5 years. I was born, raised and have lived in Owen County for my entire life. I live in my home on Georgetown Road with my fiancé Rodney. I have two brothers, one sister, a 26 year old son and a white cat named Lilly. I love the country and the outdoors. I love animals and fishing.





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

March

