

Elk Lake Shorelines

Volume 19, Issue 6

elklakenewsletter@gmail.com

June 2021



Elk Lake Property
Owners Association

Elk Lake Information:

Regular Meetings for
ELPOA are the third Satur-
day of each month @ 9a.m.
(currently virtual; board
members only)

Office Hours:
Saturdays
10 am. – 4 pm

Elk Lake Resort car license
and frames for sale at office
and gate for \$5 each

Contact Info:

elpoa@elklakeshores.net

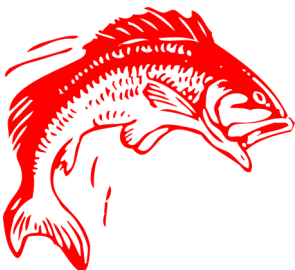
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Office phone:
502-484-0014

Marina: 502-484-3181

Newsletter:
elklakenewslet-
ter@gmail.com

Website:
www.elklakeshores.net



President's Note

Scott D. Jones jonescscott1396@yahoo.com

Board Meetings Are So Much Fun.....

Okay, that may be a stretch....(For Now). But they are informative. We had our Annual Board Meeting on May 15th and I must admit it was a little disappointing regarding the number of people that attended. My hats off and gratitude to those that did come.. The Annual meeting is designed to give the membership a State of the Union of the health and status of our wonderful lake community. It is a chance for the Board to give a recap of the prior year and discuss events and projects for the upcoming season.

If I could wave a magic wand, I would like the Annual meeting to be a very fun "event". By event I mean food, games and an informative session. A chance to meet new members and see old friends that you may have not seen since the fall. So what would it take to make this happen? Let's start with the date. We targeted mid-May to be ahead of the main season to avoid conflicts with your guests and to give a prelude of the upcoming season. Should we move the date to June? What about the time of day? Our last meeting began at 9:00am. The thinking was to give you the remainder of your day. The downside of a 9:00 am meeting versus a 2:00 pm meeting is it eliminates creating fun events. Your thoughts? And lastly, what type of events would you like to see? Some ideas discussed are corn hole tournament, smoker cook -off, kids games, and maybe a live band. Any suggestions would be greatly appreciated.

What about our Monthly Board Meetings? Our monthly meetings are open to the general membership and are held on the 3rd Saturday of each month at 9:00 am at the lodge. If you want to learn what is going on or how we are handling projects such as roads our monthly meetings are far more informative than Facebook. I purposely stay off of Facebook. (Continued on next page)

MEMORIAL DAY

President's Note Continued

I am not a Social Media guy and I find too many of the Facebook crowd are just there to complain and stir things up. Facebook is a great place to chat with members and look for announcements regarding the lake but if you are looking for answers or want to offer suggestions, our meetings are a better choice. I assure you that any topic you are discussing on Facebook, we are discussing at our meetings and throughout the month between meetings. If you come to a meeting I will engage you and answer all of your questions. We typically have anywhere from 1 to 10 guests and I often will seek the guests opinions on topics we are discussing. We have adopted many of the suggestions that come from the guests.

Let's Talk Roads

Maintaining our gravel roads is always a challenge but doable. There are two main tasks with our road maintenance: grading and spraying dust suppressant. Both of these tasks are weather controlled. Our goal is early Spring, when the weather warms up, to begin grading and follow up with the dust suppressant. (And keep in mind we do not have a "road crew" like the State of Kentucky....we have Bruce and a limited budget to maintain these roads.) We have found through the years of trial and error that what works best is to grade the roads, give them a little time to settle including allowing the trucks and vehicles to drive over them to pack it down and then follow up with dust suppressant. This year we had a very cold April and early May. The road temperature needs to be above 40 degrees to put down the dust suppressant so we delayed the grading to avoid long periods of high dust.

The dust suppressant is nasty stuff! If it gets on your vehicle it is very hard to get off. Do we really need it? The answer is yes. Not only does the dust cover our vehicles and homes it is an EPA requirement. Sadly, we recently had a member call the EPA and file a complaint regarding the dust. Fortunately the EPA is very reasonable and just wants a "best effort" to control the dust. If the EPA changes their tune, the fine for excess dust is \$25,000 per day. It was suggested on Facebook the proper way to deal with dust is using a water truck after grading. Great idea other than we do not own a water truck and cannot afford to own one or employ the manpower to run it for the hours needed. Our research says the use of a water truck needs to be repeated over and over.

So what is the plan? Our first plan of attack to avoid this getting on your cars is to put it down during non-peak times. This is not a full proof strategy as Bruce came in a week or so ago at 10:00 pm to put it down. He was at the lake past midnight. It was amazing how many people came through during those hours and our dust suppressant was all over the place. The second plan is if you find you need to drive over the fresh dust suppressant, you need to drive very very slow. If you do so, it will not fly up and stick on your car. We will also post signs to allow you to drive the other way to avoid it when possible. It takes a few days to cure and then you are good to go. All in all it is very manageable and we will get it done. Let's have a very safe and enjoyable season. Can't wait to get on the water. See you then..

Scott D. Jones

Financial Report Tom Goldschmidt tom@gesgoldschmidt.com

Most budget items are running close to budget or sum what below. Next month when there is more activity with the summer months approaching we will have to watch the numbers. We are a little short on the Dues income so if you haven't paid call the office and discuss your circumstances and your payment plans. Thanks to all the members who pay in a timely, you allow us to meet our budget.

ELPOA Income / Expense Analysis

Type	Accounts	2021 April Operating Budget		
		Actual YTD	Budget	Balance
INCOME				
	Membership Dues	\$407,889.00	\$413,600.00	\$5,731.00
	Transfer from Balance Sheet	\$35,500.00	\$35,500.00	\$0.00
Total		\$443,389.00	\$449,100.00	\$5,731.00
EXPENSE				
	Payroll Expense	\$41,549.00	\$124,456.00	\$82,907.00
	Security Expense	\$306.00	\$8,450.00	\$8,144.00
	Building & Grounds Expense	\$29,785.00	\$109,250.00	\$79,465.00
	Lake & Dam Expense	\$627.50	\$15,500.00	\$14,872.50
	Road Maintenance Expense	\$3,405.00	\$122,700.00	\$119,295.00
	Administration Expense	\$21,175.00	\$70,477.00	\$49,302.00
Total		\$96,847.50	\$448,833.00	\$351,985.50
	Profit /Loss	\$346,521.50	\$267.00	
Marina Gas				
	Marina Gas Income	\$389.00	\$36,000.00	
	Marina Gas Expense	\$5,102.00	\$36,000.00	
	Marina Gas Income / Loss	-\$4,713.00	\$0.00	
Citizens Union Bank Loan				
	Membership Dues - Loan	\$73,600.00	\$75,200.00	
	Loan Payment	\$69,794.00	\$69,794.00	
	Total Amount for Loan Payment	\$3,806.00	\$5,406.00	
Miscellaneous Income				
	Miscellaneous Income	\$58,517.00	\$56,300.00	
	Reserve Budget Accounts	\$0.00	\$55,000.00	
	Profit/ Loss	\$58,517.00	\$1,300.00	

Roads & Dam

Dam Report

2020 Review Inspections

State Inspection submitted January 9, 2020.

General Comments and Recommendations: Continue to monitor seepage at toe of the dam and spillway exit for changes. We continue to keep the state informed as to our inspections and any repairs we make. No restrictions at this time.

Terracon Consultants Inc. (consulting engineers) made 3 inspections and reports.

Terracon inspections are a part of our monitoring as requested by the State so we can continue keeping the lake at summer pool. Recommendations: Develop a plan to address the areas of subsidence along the lake side of the dam and to monitor the pool at the bottom of the spillway for signs of cloudiness. Cloudiness could indicate that we are losing earth from the dam called piping. Piping can result in dam failure. All leaks appeared to be running clear per their last inspection on October 2, 2020.

We continue to make our own inspection and monitoring. The leakage appears to have stabilized. We estimate the leakage to be about 1/8" of lake level per day. We estimate, per a rule of thumb, that on a hot summer day we lose 1/4" of lake level due to evaporation. In monitoring from June 8th to August 15th (68 days) the lake level had dropped 14.25" of which 8.5" was due to leakage.

Repairs

Due to concerns for cloudiness in leakage at the bottom of the spillway, in February we engaged T Lucky construction to grout in this area. Though we stopped some leakage we continue to have leakage and potential for piping. The cost of this repair was approximately \$18,000.

Placed some additional channel liner rock to the lake side of the dam.

Repaired spalls in the concrete roadway.

Jim Millar emillar75@gmail.com

2021 Plan

Continue to monitor leaks. Monitoring will consist of taking water samples at leaks to check for clarity and reconstruction of weirs to monitor flow from the leaks. Record rainfall, monitor evaporation and record lake levels on a periodic basis. Continue engineering inspections as required by the State. Based on monitoring, some grouting may be required. Investigate sink holes that have developed along the shore line near the parking area. Fill in holes and monitor. Investigate depressions near the spillway and monitor. Drain pond near spillway. Continue to develop short and long term repair plans. See remediation options.

Remediation Options

For consideration of future repairs and remediation Goettle, a geotechnical engineering and construction company, reviewed the conditions of our dam. The following is a summary of proposed options and my comments. This effort was to give a sense of what may be considered for a more aggressive repair program should conditions at the dam continue to deteriorate.

Option 1 Cut off wall with grout curtain

Grout curtain consists of drilling 2" D holes 30 feet into rock layer below the dam and injecting cementitious grout. Holes are drilled on average 8 to 10 feet on center across the length of the dam including the spillway and 10 or so feet beyond the ends of the dam. Before grouting, holes are blown out with air until water from holes is clear (cleaning out the cracks so the cracks are clear to receive the grout). (Continued on next page)



Roads & Dam

Jim Millar emillar75@gmail.com

Grout curtain is intended to seal leakage in the rock below the dam.

Grout curtains generally seal off most of the leakage in the rock. Below 30 feet the head of pressure from above is small due to water flow being reduced by travel through the rock. So leakage below 30 feet is generally very minor.

Cut off wall consists of overlapping drilled concrete piers in a line down the center of the dam (along the road). Piers are socked an average of 10 feet into the rock and top out about 3 feet below the road. Cut off wall extends the length of the dam including the spillway and 10 or so feet beyond the end of the dam.

Grout curtain: \$600,000, Cut off wall: \$3,500,000

Additional cost: repair of the spillway, draw-down siphon, 10 test borings, contingency and other related expenses: \$500,000

Estimate for option 1: \$4,600,000; 50 to 100 year fix. Cost of a new dam downstream from the existing dam would likely be in the same range.

However, there would be additional costs in demo of old dam, rework of the roads, utilities, property to acquire, engineering reports, environmental impact studies, construction drawings, and a lengthy approval process (10 to 12 year minimum). Not likely we would get approval.

Option 2 Cut of wall only

Option 3 Grout curtain only

Option 4 Compaction and consolidation grouting in abutment areas

In selected zones (locations where we have had the most problems) provide grout curtain in rock but limit depth to around 20 feet in lieu of 30 feet and add grout to densify the earthen part of the dam. Budget for 300 lineal feet. Cost with contingency and additional testing budget \$600,000.

20 year fix.

Notes: Only 4 major companies in our region that do major dam repairs and construction.

For now increase monitoring and additional testing to confirm we don't have significant piping (loss of material from the dam) and review if loss of water is significant enough to reduce or limit recreational use of the lake. Polyurethane grouting (what we have been using recently) works best for known significant leaks. Cementitious grouting works well to control leakage in broad areas and locations where it is difficult to find the leaks. Polyurethane grouting is very much hit or miss situation and we end up chasing leaks. We can continue to hire contractors on a limited basis for minor repairs or go to a specific contractor for major repair based on which contractor's repair method we prefer. It's difficult to get comparable proposals from multiple contractors because of their specialized methods. For competitive bidding we would need to hire a dam engineering company to prepare documents based on their expertise and oversee construction. The estimates above don't include engineering costs. Goettle is a well respected 60 year old Cincinnati based geotechnical engineering and construction company (goettle.com). I reached out to them for some assistance to better understand our immediate conditions and to develop long term strategies and planning.

Road report

2020 Review

Continued yearly maintenance of the main road. As expected, even with the major road reconstruction, there are some problem areas that require attention where the subbase has settled and on some of the major hills. Also, we have areas that drainage is difficult to control due to elevation of adjacent properties. We will still get potholes in these areas until over time we make improvements. We saved a quarter of the planned dust control application where about a mile of surface remained in good condition.(Cont. next page)

Roads & Dam

Jim Millar emillar75@gmail.com

With the savings and some reserve funds we reconstructed the section of the road to the club house. This section needed a lot of work as it was not included in the reconstruction of the main road. We executed the second year of a three-year plan to rework and add gravel to the side roads. Side roads had limited work while the main road was being reconstructed. For a change, we had a difficult winter. We experimented with a new deicer that proved not to be much help. Application of grit continued to be the most effective way to increase traction and adds to the base of the roadway. Big thanks to Bruce for his efforts to keep us safe and moving. The Road and General Maintenance Service Contract was renewed with Bruce for another 3 years.

2021 Plan

Road Maintenance Plan for 2021 is underway. In addition to the main road maintenance, we will complete the last year of a 3-year plan for the side road rework. So for 2022, we will be in a more routine maintenance mode for both the main road and side roads. Due to demand for biofuels, the cost of dust suppressant, a bio industry product, went up 40%. This will add \$24,000 to the road budget for the 2021 plan. As always, please drive at the posted 15 mph. This will help with dust control and especially driving over recently applied dust suppressant. Also consider possible damage to the roads with the delivery of construction material. Limit concrete delivery to maximum of 4 to 5 yards per truck.

Comments

Road maintenance at Elk Lake is a challenge and an ongoing process of improvement. The roads we have were constructed in the late 1950s by a developer with little concern for maintenance and construction standards.

Some of the challenges we face:

Gravel roads should never have grades greater than 10% and have hills that start at the end of curves. Many of our roads ex-

ceed 10% and some have grades over 20%. We have curves and hills everywhere. Gravel in this area has a lot of limestone fragments which creates a lot of dust. Drainage is critical to avoiding pot-holes. Yet, in many locations the layout of the road, elevation of adjacent properties and location of the water lines limits reconstruction of the road to improve drainage. Compaction with drum rollers can be dangerous when operating them on steep grades. We have a lot of ledge rock and unstable soils that make it challenging to maintain the road subbase. We have added geo fabric liners to reinforce the base to bridge soft spots. But, roadway settlement will still be an ongoing maintenance challenge. Budgeting with limited funds is a challenge. The cost of gravel, fuel and dust suppressant continues to rise with some increases at nearly 40%. Heavy construction traffic and excessive speeds damage our roads. Elk Lake, though over 50 years old, is still an ongoing construction project. We would face many of the above issues if we had asphalt roads. Beside the initial cost, it is more expensive to maintain asphalt roads than gravel roads. Some highway departments have gone back to gravel for that reason in remote rural locations.

You are most welcome to come to a Board Meeting to express your concerns and to discuss in more detail the road maintenance challenges and construction processes.



Security

Cheri Fredelake cherifredelake160@gmail.com

Please remember that you need to contact the gate and make out a work order when you are having work done on your property or when you are having deliveries made to your property. Before you begin any new construction you need to fill out a property improvement form. If the gate does not have a property improvement permit on file they can and will turn away your contractors. A property improvement form let's the lake know that you have all the proper county building and septic permits and that your construction meets or exceeds the lakes requirements for construction and set back limits. We have had several reports of drivers speeding within the lake. When the guard house receives a call of someone speeding they do try to stop and inform the driver about the complaint. If the complaints continue the property owner can lose their priv-

ileges and/or the contractor can be banned from the lake. The speed limit within the lake is 15mph. We still have some members who have not put their 2021 stickers on their vehicles. Do not get upset with the guard if you are asked to show your license (to prove you are the



owner) if you do not have the current years sticker on your vehicle. Family members can not use last years stickers to get through the gate. Everyone must have a pass or a current sticker to enter.

Teen Party/Mixer



12 June 6-9pm @ the BEACH

Music/Games/Food/Drinks

Come meet other 12-18 teens

Any questions? Email George Schneider @
elpoa1357@gmail.com





Sportsman Club News



Bob Duke

We had a good turnout for May's tournament even though it was still cold out.

- **1st place:** Rob and Coltin Epperson with 15.01 lbs of bass.
- **2nd place:** Vince Feix and Mike Johnson with 12.44 lbs.
- **3rd place:** Tom and Brynin Boykin with 12.14 lbs.
- **Big Bass of the day:** Coltin Epperson with a monster 6.18 lbs.

Congrats to winners. Also wanted to mention Tom Boykin caught a big smallmouth bass that was 3 1/2 lbs....nice fish...hope to see all next month June 12th for next tournament!





Important Notices for Members



- ♦ **ELPOA is putting together a welcoming committee.** We will meet with new members and answer any questions they may have about the lake. We will have our first meeting on **June 17th, 7pm at the winery** to set up the committee. This is a great way to meet our neighbors. Anyone interested in participating in the committee please contact vboerger@yahoo.com.
- ♦ **Meetings will on the third Saturday of the month at the pavilion and are open to all members.**
- ♦ **Annual Dues invoices were sent out in January.** Each Member is issued 2 automobile stickers upon receipt of annual dues payment unless the annual dues form is completed - **found on the back of the annual dues invoice**. Up to **four** automobile window stickers are available at no cost for **their** and **Immediate Family's** automobiles. If the Member requires more than four stickers there will be a \$10.00 charge for each additional sticker. To receive additional stickers you must list the name and relationship to the member (immediate family only).

\$25 monthly fee

Boat/Trailer Storage at Lodge Parking lot

Contact ELPOA office for more details

Parking for day/weekend is allowed

All other boats/trailers will be towed at owner's expense





Important Notices for Members Cont.



- ♦ **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)**
- ♦ **Lots for Sale!** Contact ELPOA Office for pricing & locations

Reminder: if you have a property improvement permit & your job is complete, please call 513-702-8862 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

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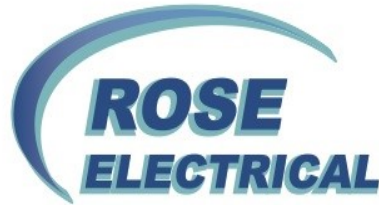
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SOLD LOT 50 – **GREAT WATERFRONT LOT** that is close to the main entrance of the resort. This log home offer a quiet waterfront cove lot. The lot has a very gentle walk to the water, with space from the neighbors. Lot#50 is the first waterfront lot, with close access to the beach, marina, boat ramp, and community room. The circle drive give ample parking for family and friends that visit. The two new outside storage buildings are great for all your lake toys! There are two wood, one a soap stone, stove that keeps the home warm and cozy for winter use. Must have an appointment. **MLS 535467, \$214,900.**



THINGS TO DO

Bird Watching
Reading
Water Skiing
Boating
Fishing
Swimming
Relaxing
Doing Nothing
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Grilling
Laughing

LOT # 870

4 Seasons of Peaceful Fun
Snow-Rain-Sun
Swimming-Water Skiing-Boating



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and in the Woods

**#1310-1311
near lake
\$9,000**

4 Seasons of Peaceful Fun
Snow-Rain-Sun
Swimming-Water Skiing-Boating
LOT # 1305

BEST TIME EVER TO BUY AT ELK LAKE

Located just 90 min from
Louisville- Lexington-Cincinnati

**# 1305
in the woods
\$ 4,200.**

4 Seasons of Peaceful Fun
Snow-Rain-Sun
Swimming-Water Skiing-Boating

BEST TIME EVER TO BUY AT ELK LAKE

LOT # 1570

Located just 90 min from
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**# 1570
near green space &
lake \$4,200.**

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