

Elk Lake Shorelines

Volume 19, Issue 3

elklakenewsletter@gmail.com

March 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

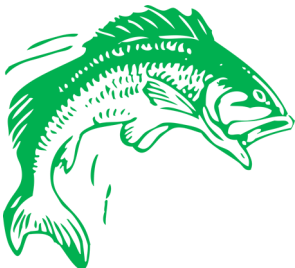
Guardhouse:
502-484-2482

Office phone:
502-484-0014

Marina: 502-484-3181

Newsletter:
[elklakenewslet-
ter@gmail.com](mailto:elklakenewsletter@gmail.com)

Website:
www.elklakeshores.net



President's Note

Scott D. Jones jonescott1396@yahoo.com

Old Man Winter

Old Man Winter was here for sure and to be honest, he kicked our butt a bit. With close to 12 inches of snow and ice, Elk Lake was pretty much shut down for about a week. They say it was the most snow in close to 10 years. The snow itself was not the problem; it was the ice. We had numerous days where the warm daytime temperatures would melt the snow and the freezing temperatures at night would create ice. This sequence happened for several days in a row. In addition to this we had a front of freezing rain to boot.

So how do we deal with icy roads at Elk Lake?

Our most effective strategy is to put "grit" on the hills. Although limited on pure ice, grit works amazingly well. In many cases it even melts the snow/ice. During the first snowfall this was the strategy we chose and for the most part it worked. Our problem was we had limited amounts of grit and it needs to be re-applied and more snow was in the forecast. I think the greatest challenge we faced was the entire loop of roads was a sheet of ice. Treating the hills made little sense if you can't get to the hill.

So what can we do better next time? The easy answer is to stock up on grit. The big question is how much? Grit cost money and the amount we had going into this winter storm was enough grit for most winter events. Do we spend the money and store it? This will be the topic of discussion at the next board meeting and surely next winter. All in all, we made it through it. A big thanks to Jim Millar, the roads chair and Bruce for their efforts. I would also like to give an extra thank you to Bruce for pulling many people out of ditches....including my family! (Continues on next page).

President's Note Continued

Wake Surfing

At our last board meeting we had our second and final vote to ban Wake Surfing from Elk Lake. We only had seven board members in attendance and we needed 6 votes for the vote to pass. The vote was unanimous and Wake Surfing is officially banned from Elk Lake. The two absent Board members did cast a vote to ban but their vote was not counted. As I said last month, I know it is disappointing to those few members who really enjoy the sport but I feel it was the right decision for Elk Lake.

We will be voting on an amendment to this rule at our next meeting. This amendment is to provide more clarity to the definition of Wake Surfing and the activity that is banned. Based on the rules this too will take a 2/3rds majority at two consecutive meetings.

Boater Safety

The Kentucky Fish and Wildlife Commission is proposing to expand the boater education requirement to include anyone born in 1975 or later. This means you may need to complete the boater education certification. This is very similar to the hunter education program. If this proposal is passed, those of age would need to provide a certification card to the Fish and Wildlife officer to avoid a potential fine.

For the past couple of years we have been working on a boater education program of our own. Our hope was to launch this new program last April but Covid put this on hold. We hope to have a program for members sometime this spring or early summer. If Kentucky requires a certificate from their education program we will work with the state to assist those members in need.

Stay safe

Scott D. Jones - President

New Members

James & Mary Coffman

Lot # 64

Travis & Keeley Collins

Lot #'s 1582-1583

Financial Report

Tom Goldschmidt

tom@gesgoldschmidt.com

For the first month on the fiscal year we are running close to budget. Thanks to the members that sent their dues in this month. We have our largest bill of the year to pay on March 1, our loan payment of over \$69,000.00. This amount is equal to \$200.00 of your dues payment.

ELPOA Income / Expense Analysis

Type	Accounts	2021 January Operating Budget		
		Actual YTD	Budget	Balance
INCOME				
	Membership Dues	\$168,500.00	\$413,600.00	\$245,100.00
	Transfer From Balance sheet	\$35,500.00	\$35,500.00	\$0.00
Total		\$204,000.00	\$449,100.00	\$245,100.00
EXPENSE				
	Payroll Expense	\$9,856.00	\$124,456.00	\$114,600.00
	Security Expense	\$114.00	\$6,450.00	\$6,336.00
	Building & Grounds Expense	\$6,762.00	\$109,250.00	\$102,488.00
	Lake & Dam Expense	\$0.00	\$15,500.00	\$15,500.00
	Road Maintenance Expense	\$0.00	\$122,700.00	\$122,700.00
	Administration Expense	\$8,257.00	\$70,477.00	\$62,220.00
Total		\$24,989.00	\$448,833.00	\$423,844.00
	Profit / Loss	\$179,011.00	\$267.00	
Marina Gas				
	Marina Gas Income	\$0.00	\$36,000.00	
	Marina Gas Expense	\$285.00	\$36,000.00	
	Marina Gas Income / Loss	-\$285.00	\$0.00	
Citizens Union Bank Loan				
	Mmembership Dues - Loan	\$30,400.00	\$75,200.00	
	Loan Payment	\$0.00	\$69,794.00	
	Total Amount for Loan Payment	\$30,400.00	\$5,406.00	
Miscellaneous Income				
	Miscellaneous Income	\$15,278.00	\$56,300.00	
	Reserve Account Budget		\$55,000.00	
	Profit / Loss	\$15,278.00	\$1,300.00	

Security

Cheri Fredelake cherifredelake160@gmail.com

I would like to thank Tony, John and Ashley for filling in while Janetta was out sick. I would also like to thank Bruce Wash for taking Janetta home from work Monday during the snow and ice storm and bringing her back in Tuesday morning to work. I want to thank Tony and John for working 16 hour shifts during the storm. I also want to thank Lee McIntosh for coming in the Sunday before the storm to do payroll. She wanted to make sure the guards were paid on time. It's good to know we have such a caring and reliable group of people working for Elk Lake. I would like to let everyone know that from time to time (during the Winter months especially) you may notice the gates being left open. This may occur if the area around the gate is icy, the temperature is well below freezing, it's snowing/raining heavily or lightning. Please be assured that

the guards are still monitoring who is coming and going. They are still signing in and out contractors and signing in and out boats and atv's. They are monitoring the cameras as well. As soon as conditions improve the gates are closed. Please continue to slow down/stop and let the guard acknowledge you as you are entering/exiting the gate. If you have packages delivered to the gate please pick them up as soon as possible. Space inside the guard house is limited. Larger packages are kept outside and may be subject to the weather. When approaching the gate after dark please dim or turn off your lights. It makes it so much easier to see who you are and to see your sticker.





Important Notices for Members



- ♦ Spring Clean-up will be held on Saturday, April 24th at 9:00 a.m.
- ♦ Regular meetings are moved to the third Saturday of the month @ 9 a.m. Weather permitting the board meeting might be held at the pavilion. Please check the website as the date approaches regarding updates.
- ♦ **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).



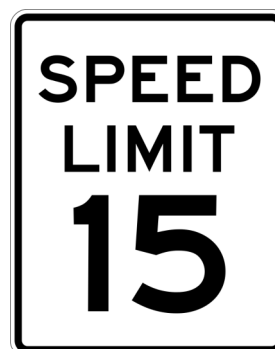
\$25 monthly fee

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 502-514-1592 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



Advertisements

BUSH REALTY

147 W. Seminary
P.O. Box 66
Owenton, KY 40359
bushrealty@aol.com

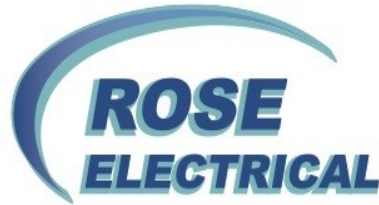
Cell: (502) 593-5086
Office: (502) 484-2295
Fax: (502) 484-0735

Bentley Bush

BROKER/OWNER
FARMS-HOMES-ACREAGE
APPRAISALS & AUCTIONS



www.bushrealty.com



SERVICE.....WHEN YOU NEED IT!

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

859-525-9200

Florence, KY

859-824-5000

Dry Ridge, KY

Chappell Septic Service

502-593-5500



342jacks.com
859-342-5225

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

& replacement, shower doors, commercial glass store fronts, custom screens/screen repair, mirrors and table tops. We offer Elk Lake residents onsite window repair & replacements.



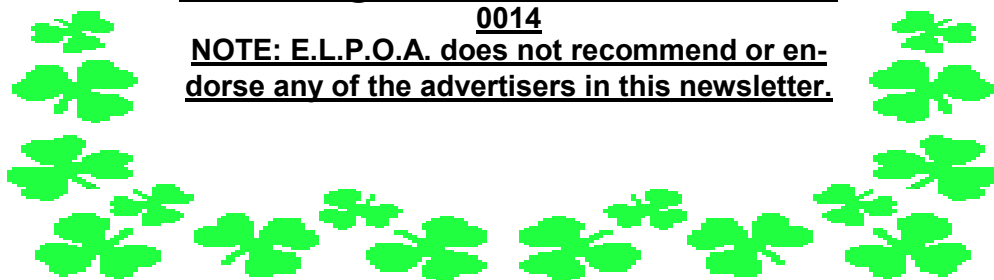


ADVERTISEMENT COST
(Per Month)

\$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.



Melissa Kemper, Broker

502 750-1384 502 484-5562

mapkemper@aol.com

website: kemperrealtykentucky.com

If you decide to sell your property, please give me a call. I will work for you and can provide you with exceptional personalized and professional service.

Thank you for your business! Hope to hear from you when you're ready to sell or buy in 2021! Hope to have some listings soon because I have many clients waiting for something to come available. Happy St Patrick's Day and looking forward to SPRING!

TISCH REAL ESTATE

1775 HWY 127N Owenton, KY,

We look forward to sunshine, 2021, and you at Elk Lake. Let me know if you have real estate questions or needs. God Bless

Peggie 502 750-2005

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

GOLDEN TRIANGLE REALTY, LLC

405B Roland Avenue, Owenton, KY 40359

502-484-0007 www.gtrky.com

Member of Northern Kentucky Multiple Listing Service

Dave Jones
Principal Broker
502-750-2400

Tina Eades
Realtor
423-215-0943

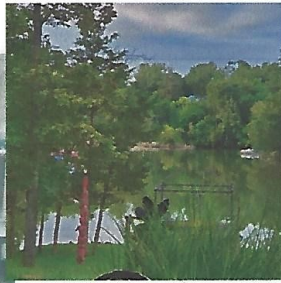
“SPRINGTIME IS AMOST HERE. GET THESE LOTS TO BUILD ON AND THEN COME TO ENJOY BOATING, OR FISHING, OR SKIING/TUBING. OR JUST RELAXING.”

FISH, AND RELAX, ON THE LAKE

LOTS 58-61 - Four (4) contiguous Off Water Lots at beautiful Elk Lake. Vacant Lots. Lot 58, 59, 60, and 61. Off Water but Waterfront accessible through adjacent Green Space (Associational Lot). Close to Entrance, Lake, Beach, and Clubhouse. Located on Beach Road and Dogwood Drive. Close to Elk Creek Winery and Hunt Club. Within 1 hour of Cincinnati, Lexington and Louisville. **\$60,000 MLS 545686**

SOLD LOT 43 - CLOSE TO THE ENTRANCE, DAM, AND MARINA, BEST COVE ON THE LAKE, WATERFRONT, COMFORTABLE. What else could you ask? This 2 Bedroom, 1 Bath well maintained Home is waiting for you to **ENJOY** the **SUMMER!** Central Heat and Air, Lots of Storage Buildings, Boat Storage Building, Dock, and a reasonable **LEVEL** Lot. A must see! **MLS 537537, \$179,000**

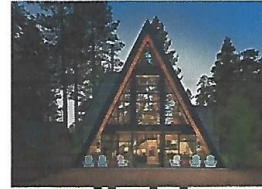
SOLD LOT 50 – **GREAT WATERFRONT LOT** that is close to the main entrance of the resort. This log home offer a quiet waterfront cove lot. The lot has a very gentle walk to the water, with space from the neighbors. Lot#50 is the first waterfront lot, with close access to the beach, marina, boat ramp, 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.**



Hi,
Call and let me
know what you
are lookin for..

502. 484. 4411

Dreaming of a Lakehouse ?



Up-To-Date 'Properties FOR SALE List' available

Phone : 502.484.4411

email : sam-altman@vol.com



**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

**#1 SELLING AGENT
SINCE MAY 1, 2008**

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

Sales & Services

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

ROB COOK CONSTRUCTION

Specializing in docks, decks, roofs, siding, replacement windows, remodeling and new construction.

Contact me at **(502) 682-4398**.

Free estimates. Have references.

20 years experience.

Concrete Needs?

Please contact Hosea Miller
(502) 514-5905

2002 Sea Ray 182 Bowrider with V6
only 214 hours
\$10,000

ShoreStation Boat lift with Cover
Electric lift
\$4,000

Call Tim for details at **(513)623-2819**



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

