

# Elk Lake Shorelines

Volume 21, Issue 2

[elklakenewsletter@gmail.com](mailto:elklakenewsletter@gmail.com)

February 2023



**Elk Lake Property**

**Owners Association**

## **Elk Lake Information:**

**Regular Meetings for ELPOA are the third Saturday of each month @ 9a.m.**

**Office Hours:**  
Saturdays  
10 am. – 4 pm

### **Contact Info:**

[elpoa@elklakeshores.net](mailto:elpoa@elklakeshores.net)

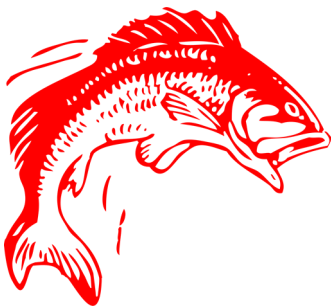
**Guardhouse:**  
502-484-2482

**Office phone:**  
502-484-0014

**Marina:** 502-484-3181

**Newsletter:**  
[elklakenewsletter@gmail.com](mailto:elklakenewsletter@gmail.com)

**Website:**  
[www.elklakeshores.net](http://www.elklakeshores.net)



## **Kip's Korner**

[kenkippenbrock@gmail.com](mailto:kenkippenbrock@gmail.com)

Vicki Boerger, Scott Hull and I had a virtual meeting with the President of Lake Lorelei in Ohio. The main topic was dredging/silt control. Lake Lorelei is considered a sister lake to Elk Lake and their community has been experiencing many of the same challenges we are. One of the largest differences is that they have double our membership, and approximately double our revenue. Their dues plus assessments are roughly equal to our dues per member. They no longer have 24 hour security staff at the gate. Instead they have an electronic gate except for Friday afternoon and evening and Saturday and Sunday mornings, afternoons and evenings. They said the electronic gate can be a huge headache when it has technology related issues and fails to operate as intended. They have a paid lake director with a maintenance staff. They have paved roads that are not nearly as steep as ours as their surrounding land is relatively flat. Their lake is not nearly as deep as Elk Lake near the dam. (Continued on next page).



## President's Note Continued

They have contracted a company to dredge because essentially their lake was "dying" due to silt filling in coves and the main lake. After much research, they found a company with good reviews and while the cost is extraordinary they felt they had no other viable choice. Their President has a soil engineering background and talked about how important dredging is to the health of the lake for fish and human use. However, when he found out we have a leaking dam in need of significant repair/replacement he stated that his advice would be to address that first. For silt control, we need retention ponds on the other side of all of our inlets and a plan to dredge those every ten years so they do not fill in. This should be completed before we dredge Elk Lake. He said we are in a difficult position, which we know. We will continue to talk to him and brainstorm. We will continue forward with our committees working to establish and plan and cost and then determine what we are going to tackle first and how we are going to pay for it. I am looking forward to the weather turning and seeing many of you. Who-dey!



### New Member

James Cross

Lot # 1590/1591

# Financials

Jason Wainscott

fullserviceauto@hotmail.com

## ELPOA Treasurers Report

January Board Meeting 1-21-2023

According to the most recent financials:

### Available Funds:

We have \$454,892.35 available in our checking and savings account. This is the total amount of money we have in the bank. The Operating Account (Checking Account) Balance is \$118,227.67. The remaining amount (Savings) of \$336,664.68 is earmarked for items like the dam fund, vehicle fund, cash reserves, etc.

### Road Loan:

We have received \$77,400.00 in Membership Road Dues YTD. 2022 Road Loan Payment of \$69,793.88 was made in February. Additional payments of \$28,535.00 and \$80,000.00 were made on the principle bringing the balance to \$280,911.49. Although it is not reflected in the December financials or the January Report, we were able to follow through with our plans to use the available funds to pay off the road loan on January 13<sup>th</sup> 2023.

### Misc. Income:

Misc. Income is at \$107,400.90. These are monies that come from non-operational items like dock rental, lodge rental, property sales, initiation fees, etc.

**Dues:** All dues bill(s) were sent out at the beginning of January. Remember that all dues are due by March 1<sup>st</sup>. After that you will be assessed a late fee.

### Past Dues:

Letters were to be sent after the January Meeting. According to the Customer Balance sheet we still have around 14 members who owe 2022 dues. Approximately 10 of those members owe more than one year's worth of dues.

### Interest:

YTD Interest on our Checking/Savings account(s) is \$381.52

X

---

Jason Wainscott  
Treasurer

# Budget

		Actual	Budget	
5000	Revenues	659,754.21	616,198.00	(43,556.21)
6500	Payroll Expense	\$132,781.93	\$117,921.00	-\$14,860.93
7100	Security Expense	\$2,710.02	\$7,200.00	\$4,489.98
7200	B&G Expense	\$109,101.47	\$105,750.00	-\$3,351.47
7300	Lake & Dam Expenses	\$3,960.50	\$9,100.00	\$5,139.50
7330	Marina Gas Expense	\$44,069.00	\$36,000.00	-\$8,069.00
7400	Road Maint Expense	\$20,274.31	\$132,950.00	\$112,675.69
7500	Road Loan	\$69,793.88	\$69,793.88	\$0.00
8000	Admin Expense	\$69,606.70	\$70,477.00	\$870.30
	Total Expenses	\$452,297.81	\$549,191.88	\$96,894.07
		\$207,456.40		
5500	Marina Gas Revenue	\$47,384.79	\$36,000.00	
7330	Marina Gas Expense	\$38,054.67	\$36,000.00	
		\$9,330.12		
5213	Road Loan - Dues	\$77,400.00	\$80,000.00	\$2,600.00
7500	Road Loan - Expense	\$69,793.88	\$69,793.88	
	Pay on Road Loan	\$7,606.12		

# Budget

		Actual	Budget	
5210 • Membership Dues Cover Operating Expenses		\$427,109.40	\$443,398.00	\$16,288.60
Operating Expenses		\$338,434.93	\$443,398.00	
		\$88,674.47	\$0.00	
Misc Income		Actual EOY	Budget	
5000 • Revenues				
5110 • Publication sales		9.42	\$50.00	\$40.58
5212 • Membership Dues-Past		8,996.97	\$5,000.00	-\$3,996.97
5215 • Late Charge		3,499.03	\$2,000.00	-\$1,499.03
5216 • Sticker Fees		3,610.00	\$2,500.00	-\$1,110.00
5225 • Initiation Fees		37,500.00	\$35,000.00	-\$2,500.00
5310 • Interest-checking/savings		381.52	\$350.00	-\$31.52
5330 • Lodge Rentals		600.00	\$500.00	-\$100.00
5335 • Slip Rentals		5,250.00	\$3,750.00	-\$1,500.00
5410 • Asset Sales - Gross		36,400.00		-\$36,400.00
5450 • Advertising revenues		3,394.88	\$3,500.00	\$105.12
5460 • Donations		3,394.88	\$400.00	-\$2,994.88
5470 • Fines/Fees		0.00	\$1,000.00	\$1,000.00
5490 • Miscellaneous revenue		1,364.20	\$36,000.00	\$34,635.80
5491 • Property Improvement Applicatio		3,000.00		-\$3,000.00
		\$107,400.90	\$90,050.00	\$17,350.90
1010 Checking		\$118,227.67		
Savings		\$336,664.68		
		\$454,892.35		

# 2022/2023 ELPOA Deer Management Program

## **Mission Statement of the Program:**

*“To reduce the deer population within Elk Lake Community. A smaller herd is a healthier herd and may reduce the tick population.”*

## **Recap of the 2021/2022 Season**

As far as I am aware, the season was without incident and a few deer were harvested. The season at Elk Lake began the Monday following Thanksgiving and ran until Monday January 17<sup>th</sup>. Bow Hunting was permitted Monday through Thursday each week except for Thursday, December 24<sup>th</sup>. To be eligible to participate, each hunter needed to qualify by placing 4 out of 5 arrows within an 8” target from 20 yards. Each hunter was instructed to register at the front gate when and where they were going to hunt including their guest. The Board designated several ELPOA owned properties eligible to hunt and some private land was eligible as well.

## **Changes/Improvements for the 2022/2023 season:**

Communication: Communication is key so that all of the hunters and the Board will stay informed of all hunting activity. All hunters must sign up and be part of a group text chain. This will allow hunters to communicate among themselves and keep the board informed. If you plan to hunt this year, please text me (Scott Jones) at 1-513-508-4001 or contact Board member Ed Ruhe.

Qualifying – All hunters must qualify to be eligible. Same requirements as last year. Please text me to schedule a qualifying time.

Record Keeping – I will be keeping a log of all hunters and harvest reports. This will be shared with the Board on a weekly basis or as desired by the Board. This report will log hunting license and tag information as well as harvest reports.

Another reason for the text chain and better communication.

Season Dates – The dates are currently being discussed by the Board. Once finalized, I will communicate.

If you are interested in Bow Hunting within Elk Lake, please contact me via text or phone at 1-513-508-4001.



# Security

Cheri Fredelake cherifredelake160@gmail.com

The guards would like to thank everyone for all the gifts, cards and food they received over the holidays. They would also like to thank everyone for their Christmas bonus. It was all very much appreciated. The issue with the fire-ball bottles being thrown out along the road has been addressed. The property owner will be receiving a letter from the association concerning the matter. Please remember to fill out a contractor form if you will be having any work done on your property. Also please let the gate know if you will be having any deliveries. Please remember that you must fill out a new form each year if you want your children who are 18+ years old to be allowed to write passes. Last year's forms are no longer valid. This is only for the property owners adult children. This is not for any other relatives. Remember the speed limit is 15mph. That is for whatever type of vehicle you are operating within the lake. Please remember you are to have your dog/s under your control at all times. Anytime a dog is reported running around unattended the dog warden is called. Failure to control your dog/s could result in fines and even up to the county seizing your dog. You could also be fined by the ELPOA. Please remember to ask for your ATV, side by side or UTV stickers when paying your dues. The stickers are free. Please also remember to ask for your boat stickers. These need to be put on your boat near your state ID numbers. Boat stickers are also free. As a courtesy to the guards please try to remember to dim or turn off your lights when approaching the gate. This allows the guards to see your vehicle and sticker easier. The board has agreed to allow a team of hunters to come in and try to eliminate some of the geese from the lake. The hunting will only be done at the reservoir. There will be a sign posted at the gate letting the membership know when the hunters are in. The hunters will be signed in and out as contractors. The team will also be conveying to the board the final number of geese eliminated. Hopefully this will help to deplete a number of the geese and bring the flock to a better controlled number. Please remember as you are driving in and out or as you are out for your daily stroll to keep an eye on your neighbor's property. This week alone we had a tree reported that had fallen on someone's house and a garage door that had blown off a pole barn reported. In both instances the owners were contacted and were very appreciative.





## Important Notices for Members



- ♦ **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)**

**Reminder:** if you have a property improvement permit & your job is complete, please call 859-802-1300 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
- ♦ **New Member Committee meets on the third Thursday of the month @ 7p.m. Please contact [vboerger@yahoo.com](mailto:vboerger@yahoo.com) if you have any questions.**
- ♦ **ELPOA board meetings will on the third Saturday of the month and are open to all members.**
- ♦ **Boat/Trailer Storage at Lodge Parking Lot: \$25 monthly fee; Contact ELPOA office for more details, Parking for day/weekend is allowed, All other boats/trailers will be towed at owner's expense.**



# 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](http://www.bushrealty.com)



SERVICE.....WHEN YOU NEED IT!

SERVING THE ENTIRE TRI-STATE AREA OHIO, KENTUCKY & INDIANA

859-824-5000

## Chappell Septic Service

502-593-5500

♥ happy ♥  
Valentine's  
♥ day ♥



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 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.

342jacks.com  
859-342-5225



## Richard Curry Ins Agency Inc

Richard Curry Jr CLU®, Agent

4953 Delhi Pike  
Cincinnati, OH 45238-5346  
Bus 513 451 5205 Fax 513 451 4934  
[richard.curry.bx2v@statefarm.com](mailto:richard.curry.bx2v@statefarm.com)

24 Hour Good Neighbor Service®

## 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](mailto: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.**

# KEMPER REALTY, LLC

Melissa Kemper, Broker 502 750-1384 502 484-5562  
mapkemper@aol.com website: kemperrealtykentucky.com

Offering professional and experienced service. Give me a call, have 30+ years of Elk Lake knowledge.

THIS SPOT RESERVED FOR YOUR LISTING! HOPE TO HEAR FROM YOU SOON.

IF YOUR READY TO SELL IN 2023, I WOULD LOVE TO WORK FOR YOU!

GOD BLESS

## LISTING YOUR HOME CAN BE SMOOTH SAILING

WHEN YOU LIST WITH PAT



PAT TENOEVER  
513-615-3002  
ptenoever@sibcyccline.com

 **SIBCY  
CLINE**  
REALTORS



Advertise Here

# *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**



**REAL ESTATE SERVICES, INC.**

John Ashcraft, Principal Broker  
125 North Madison Street, Owenton, KY

**[www.AshcraftRealty.com](http://www.AshcraftRealty.com)**



# Valentine's Day

Find the words on the list in the word search below!

X Z N E I H  
H Z B M S W Q X F  
Z Q J F O O A A M C S  
C B I G L R R R T A F D X  
Q G E A O H T U S X E I B B W D X A C S H D W W G O D H  
U P P J W E T W A F U P D J J U C E U V T M Q A H V U Z  
U R F Q E B Q E Z H R U C B U B X H U L I J X F D E D A  
I A J W R R E N U Y S C E B Q E F O O R D B F E X W Z Y  
W G S S S E N D N I K P T S K Z A T W C L G R P H N K M  
T J U W O E S E R V I C E C S N O F R J O U A Q M U C E  
L K C O T M B L U F T H G U O H T C P Q L L Q T M F N U  
D O I Y B Q D Y G H A P P I N E S S T O S Z A H G E Z Y  
J Z Z H D U V Q P D R P I H S D N E I R F G R T N I T  
D E T S N R P E E P C D W H R M S Q D T L F O E S C  
F M J W A G H O B T O K L W U P O D F O Z A P J  
A Z K V C V H O R X X P X J C L E T T E R S  
T G I F T S R M H S F E K N I P P T I A  
D I R D A W G D C A X R G T B F K H  
E I T B B P J K C V B A Z I M D  
Q F P V I O Z Z I N C H Y J  
J S Q Y D D Z M H E Y S  
H T B V S H H I X Q  
W I K L Z F M Z  
B O T G P J  
L V I R  
V R

ARROWS  
CUPID  
FUN  
HEARTS  
LOVE  
RED  
SHARE

CANDY  
FLOWERS  
GIFTS  
KINDNESS  
NICE  
ROSE  
SWEET

CHOCOLATE  
FRIENDSHIP  
HAPPINESS  
LETTERS  
PINK  
SERVICE  
THOUGHTFUL

..... WHAT ARE YOU LOOKING FOR ? .....

**SELLING or BUYING ?? HaPpY FeBruaRy 2023**

**JUST CALL 502.484.4411**

**& Get Answers :: Don't Miss Your Dream**

**For Information on all property**

**#1 SELLING AGENT Since May 1, 2008**



**SOLD** \$ 449,000...2 LOTS #22-#23  
 5 Sleeping Areas, , 1.5 Baths  
 2011 Sea Ray 195 Sport Boat, Very  
 private, Concrete Driveway, Large  
 Dock, Screened Porch, Most  
 Furnishings, Close to Gate,  
 Move in Ready.



**...FOR SALE...**  
 \$ 47,000. 1.5 Lots  
**WATERFRONT**  
 with Dock, Party area,  
 Close to the gate.  
 Moderate Slope'  
 # 398 & half of # 397



**...FOR SALE...**  
 \$ 39,000. 1.5 Lots  
**WATERFRONT** Close to the  
 gate. Moderate Slope  
 # 396 & half of #397



**...SOLD...**  
 \$ 30,000 . 5 Lots in  
 the **WOODS**  
 #1596 thru #1600

**LOOKING FOR  
 OFF WATER/IN THE  
 WOODS LOTS?**



**ALTMAN  
 REALTY**

**502.484.4411**  
**Sam Altman**

Principal Broker, REALTOR®, GREEN  
 ...adding new & previously loved ...  
 Ferries-Homes-E2h Lake Resort-Owenton  
 and many more

email: [sam-altman@vni.com](mailto:sam-altman@vni.com)

475 Elk Lake Resort Rd  
 Ste 24 ,Owenton, KY 40359  
 502.484.4411

## Sales & Ser-

### Concrete Needs?

Please contact Hosea Miller

**(502) 514-5905**



### **AHLERS** LAKE SERVICES

- Bobcat work, gravel driveways, shorelines
- Boatlift sales, repair and relocation
- Dock and gazebo construction

**Bobby Ahlers is a lake resident and can be reached at**  
**859-200-6318 or ahlerslakeservices@gmail.com**

### Lindley Cleaning Service

No job is too big or small. Can do weekly, bi-weekly or monthly. Cheap rates and references upon request. Thank you and God bless!!

**Chrissy Lindley 1-859-666-2397 or**  
**Chrissy Lindley on Facebook**

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

