

Elk Lake Property Owners Association

Elk Lake Shores *Shorelines*

Volume 9, Issue 4

www.elklakeshores.com

April 2011

President's Corner

Kae Crenshaw

There was an error in the last issue of the newsletter that was entirely mine. It read that we couldn't sue Ohio Valley for more than we invested in the project (\$160,000). It should have read \$600,000. Our treasurer, Joel Piatt, was the first one to call me on it. Whew! Aren't we all relieved that Joel is the treasurer, and I'm not?

We are planning a work meeting soon to go over the various forms such as building permits, membership form, contract for the Marina, boat slips, etc. I will let you know when there are changes. We have gotten lots of good ideas from you all pertaining to how to raise money for the lake.

If you are having financial problems (and who isn't in this economy?) and are unable to pay your dues for 2011, please contact me, and we'll try to get a plan in place.

We received a donation from the Tom Alexander family to help out with expenses at the Casey Alexander Memorial Garden. Mary and Don Hoop are looking at solar-powered fountains and planning on updates for the Garden. Mary is waiting for warm weather to see what needs to be done in the flowers beds at the entrance.

The **Spring Cleanup** will be held **Saturday, April 30, 2011**. Please mark your calendar now and make plans to come help. There will be jobs for everyone. It will take a large crew to help Ted Blaney get the new flowers and bushes planted, although he's already been hard at work putting plants in the ground. We try to spruce up the Lodge and the Pavilion with a power wash. We also want to wash the windows in the Lodge. If you can bring cleaning supplies for what you'd like to do, that would be great. We will have supplies on hand. We will start out with coffee and doughnuts at the Lodge and get you signed up for what you want to do. Then hot dogs and other goodies will be on hand at noon when we wrap up. I hope to see you there.

It absolutely warms my heart to see the members of Elk Lake stepping forward to volunteer for jobs and to donate needed resources. I know that most families look at Elk Lake as a place to come and forget all the mundane everyday things we have to deal with at home and in the work place, so your effort to pitch in and help makes it extra special. Our main focus for 2011 is to get the road in good shape and to get rid of the blight. However, we want to maintain what we have accomplished so we don't move backward. Thanks for your help.

Lake and Dam Report

Howard Wiggs

The lake filled up so fast that some people were caught unaware. Rodney Moore and I rescued one dock that was floating free and brought it in safely. Let me know if you see anything in the lake that shouldn't be there. Hopefully there's lots of fish!

The buoys are in place. Most of them were left in the lake as we wanted to see if they could weather the winter. Bob Duke and the Sportsmen's Club will be checking them out on Spring Cleanup Day or before.

Jack Brunemann came and removed the large rocks from the beach area before the water came up. Then he placed them next to the boat ramp at the Marina so that we don't have a ditch there. You will find it much easier to get in and out on that ramp.

Bill Wheatley has sent information regarding additives to help with the ethanol issue in the gasoline for the boats this year. We'll get that info to you in the next newsletter.

Volunteers needed!
Spring Cleanup
Saturday April 30



Meet at the Lodge, 9 a.m.
Doughnuts and Coffee

Security

Kae Crenshaw

We are gearing up for good weather and are looking forward to seeing old friends come through the gate. Don't forget to put your new stickers on your vehicles. The guards will be checking family passes for the ELPOA seal. Guest passes can be written for one week (seven days).

Because we need to be extremely careful with our finances, we are not able to build a new guardhouse. In order to protect our investment in the current guardhouse (and to make it look more inviting), we are planning to paint the structure and put on a new green shingle roof. Joe Williams has volunteered to scrape, power wash and paint the building. Jeff McDonald has volunteered to put on a new roof. If you would like to help with either of these tasks, contact Joe or Jeff. If you would be willing to donate money to help with the cost of the paint and shingles, it would be very much appreciated. We don't have money in our budget for this project, and we need all the help we can get. Donations can be mailed to ELPOA at 445 Elk Lake Resort Road in Owenton, Kentucky 40359 or left at the gate.

Just a reminder that non-members and contractors are not allowed to place garbage in the dumpsters. The guards monitor the dumpsters via the security cameras 24/7.



IMPORTANT NOTICE

Do you have pictures of the road prior to the chip and seal?

Our attorneys would like to see them to determine what our roads used to look like.

Contact Joe Williams
502-484-3751.

WELCOME

to these new members!

Steve and Linda Epperson, lot 155
Warsaw, KY

Buildings and Grounds

Jeff McDonald

The work on the boat ramp at the Marina has been completed. The new posts are installed, and new planks have been put on to replace those in bad shape. You should find it much easier to navigate your boat in and out. Thanks to Don Hoop and Dustin Daniels for working with me to get this taken care of before the lake filled.

We are not going to be able to afford to have a mowing team come in and take care of mowing common property this summer. Bill Wheatley was at the Board Meeting in March and has already offered to take on the job of mowing around quite a few road signs. Would you be willing to keep the triangle where your road sign is in shape? We also need property owners to help out with mowing circles and the edges of the roads in your area. Please contact me if you would be able to help.

Legal

Joe Williams

We are in the midst of ongoing meetings with our attorneys concerning the lawsuit against Ohio Valley Paving. Meetings are scheduled in the next week, taking depositions and gathering information.

I am also in the planning stages of updating the ELPOA's governing documents, the "Bluebook." If anyone has suggestions or concerns about the current Bluebook and proposed changes, please contact me with your input at 502-484-3751.

Landscaping and Beautification

Ted Blaney



The first shipment of plants came in and are now planted. There was about 70 total and averaged about \$3 each. Needless to say at that price they were mostly 2 year old bare root seedlings that require protection for a year or two. The Protree plant protectors that I used last year worked very well; it got the young plants through a late summer drought (with some watering) without a single plant lost. I hope we do not have a drought this year, as that would mean lots of extra work to avoid losses.

So far I planted Chinese Dogwood, Red Bud, Arrowwood Viburnum, Bald Cypress, Winterberry and Skyrocket Juniper. More plants are on the way.

ATTENTION!

IMPORTANT INFORMATION

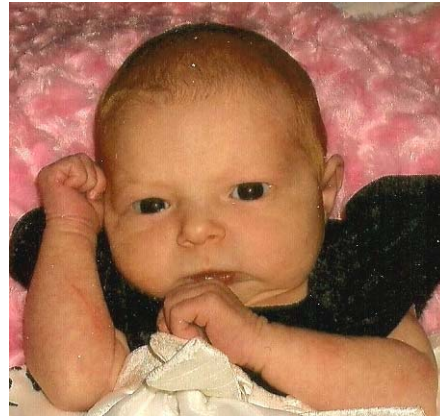
Building Permits

Paul Miniard

Have you built a house or added on a room? Have you constructed a dock or extended your existing dock? Have you added a deck on your home? Have you constructed or moved an outbuilding of any type on to your property (gazebos included)?

Do you have a building permit for this activity? If not, please contact the office to make arrangements to obtain a building permit. The rates at this time are \$400 for the construction of a home, \$100 for an addition to your home, and \$25 for all others. The ELPOA Board of Directors is in the process of raising the fees for building permits.

We have a list of property owners who have not obtained building permits and will be sending you a letter if we do not hear from you. The new rates will apply if we contact you. Contact us now and take advantage of the current reduced rates. Those who do not obtain building permits for work done will lose membership privileges. Thank you for your cooperation.



Jeff and Cindy Smith of Lot 1285 would like to introduce you to their two new granddaughters. Madicyn Jolaine Smith (top) was born to Jessica Smith on February 14 at 1:06 a.m., weighing 6 pounds and being 18.5 inches long. Zoey Marie Clark (bottom) was born March 8 at 10:30 a.m. to Joshua and Alicia Clark. She weighed 6 pounds and 7.8 ounces and was 20 inches long.

IMPORTANT NOTICES

Post lot numbers — Please post your lot number at the end of your driveway in case emergency vehicles need to get to you.

Heavy truck ban — Beginning December 1, 2010, through April 15, 2011, no trucks larger than a dually will be allowed in Elk Lake with the exception of propane gasoline trucks. Please make arrangements to have all heavy work done prior to December 1 or after April 15.

Roads

Don Hoop

The area of the new road from Beach Road to the dam area has been sown with grass seed, and straw has been spread over it. The weather cooperated, and the rains came. So we should have green grass along the roadside before too long. Thanks to Dustin Daniels and Dean Jackson for helping me with this project.

Bruce Wash has met with the ELPOA Board and has outlined a plan for repairing the former chip and seal road. He will be using smaller equipment and will be getting rid of vegetation and doing the ditching from the dam all the way around the lake. He will then be repairing the road where needed (which is most of it). We will be cleaning out drain pipes, if possible, and replacing those that have collapsed as we go.

Dustin has been filling pot holes on the main road all the way around the lake. The roads are still in bad shape, but they are passable, and we're thankful for that.

Be Aware of Potential Home Insurance Problem at Elk Lake

We ran into a problem with insurance being terminated on one property and increased by \$4000 at Elk Lake. What could possibly be the problem? It took some digging and we found that 10 insurance claims over the last few years were being credited to us. How could this be? Do not let it happen to you.

The problem stems from the fact that **445 Elk Lake Resort Road** is a common address for us all. Some insurance Companies do not understand this and so if they do a search on a national insurance data base called **Clue** on this address they come up with 10 insurance claims. The same 10 claims they credited to me can also be credited to you. Only your lot number distinguishes you from everyone else at Elk Lake so make sure that your insurance company includes your lot number in any search that they might do. This is something you might want to be proactive on as they are not likely to tell you when they do a search on you. I do not know if this problem is rare or common, so if something like this has happened to you, let me know so I can update members in the future.

Treasurer's report

Joel Piatt

PROFIT & LOSS FEBRUARY 2011

INCOME	<u>BUDGET</u>	<u>ACTUAL</u>
MEMBERSHIP DUES	\$300,000.00	\$224,004.00
MISC INCOME	\$62,425.00	\$5,191.72
TOTAL INCOME	\$362,425.00	\$229,195.72
EXPENSES		
PAYROLL EXPENSE	\$123,370.00	\$15,968.80
SECURITY EXPENSE	\$1,350.00	\$56.16
BUILDINGS & GROUNDS EXPENSE	\$47,000.00	\$4,094.42
LAKE & DAM EXPENSE	\$3,000.00	\$120.00
MARINA GASOLINE EXPENSE	\$32,400.00	\$85.90
ROADS EXPENSE	\$131,140.00	\$22,060.25
ADMINISTRATIVE BUSINESS	\$61,400.00	\$12,440.97
RESERVES		
GUARD HOUSE	\$3,000.00	\$500.00
DUMPTRUCK	\$3,000.00	\$500.00
DAM FUND	\$6,000.00	\$1,000.00
ROADS	\$6,000.00	\$1,000.00
TOTAL EXPENSE	\$417,660.00	\$57,826.50
AVAILABLE		\$171,369.22
ROAD FUND BALANCE	\$83,861.34	
DAM FUND BALANCE	\$15,824.18	

Kids, find
the Little
Swimmer!
hidden some-
where in this
newsletter!



NOTICE

If you email address has changed, please provide your new one to the ELPOA office and newsletter/website editor (see below). Include your name(s) and lot number(s).

Ads for newsletter, submit to Doris Thomas, ELPOA office mgr. —

Office Hours:

Fri.: noon to 6 p.m.
Sat.: noon to 4 p.m.

Email addresses-

elpoa@dcr.net

Guardhouse-502-484-2482

Office phone/fax-502-484-0014

Marina 502-484-3181

Newsletter/Website--

jakirk@fewpb.net



Elk Lake Information

Elk Lake Cookbook-Enjoy the great secrets shared by some your neighbors at Elk Lake. Available at office or gate \$5.

Elk Lake Resort car licenses and frames. For sale at office, gate, and marina — \$5 each.

Email: elpoa@dcr.net Website-www.elklakeshores.com

The folks at ELPOA



ELPOA Board of Directors

**Front row, left to right: Tom Goldschmidt, Kae Crenshaw, Joe Williams.
Back row: Ted Blaney, Don Hoop, Paul Miniard, Joel Piatt, Jeff McDonald.
Absent: Howard Wiggs**



ELPOA bookkeeper Doris Thomas, busy at work as usual at the meeting.



Carol Reis taken at the 3/19/11 ELPOA Board Meeting. We record our meetings, and Carol types them up for us.

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click above for more info

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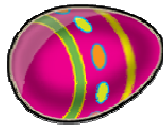
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366 - CABIN IN THE WOODS - A secluded cabin in a quiet peaceful area of Elk Lake, a 240 Acre Lake with great fishing, boating, skiing, tubing, hiking, and wildlife watching, all w/I one hour of Cinti, Louisville, and Lexington. House has three, possibly 4, Bedrooms, a Bath, a large rear deck to look out over the woods. Cathedral Wood Ceilings. A wood stove insert and Gas and Electric Heat. **\$95,000, MLS 395091**

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49 LAKESHORE DRIVE, - A well maintained resort home on a LEVEL waterfront lot w/a dock. Home is close to the Entrance, Dam/Dock, Lodge, and Beach. Home has 2 Bedrooms and Bath with extra large Multilevel Decks to relax on. Relax and enjoy the 240 Acre Lake. A complete Roof Replacement 3 years ago. **\$112,000 MLS 382301 “SOLD”**

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LOT 62-Lake front lot, close to entrance, already cleared-\$25,000

LOT 387-390- 3 B/R home, 3 full baths, eat in kitchen, living rm w/fireplace, full finished bsmt. w/ home theater, family rm and wet bar & recreational area, plus huge detached garage w/ 2nd eff. 2 B/R guest suite, can't find a better level & gentle sloping lot, 4 adjoining lots, concrete circle drive, pontoon boat, most furnishings. **Reduced- \$389,900**

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LOT-108-GREAT LOCATION NEAR ENTRANCE-Well built, the lake house you are looking for. Poured foundation, lots of decking, gentle slope to water, sea wall covered boat dock, storage at the waters edge. Home has 3 bedrooms. 2.5 baths, and is year round living. Open floor plan on both levels, lending itself to pool table, game tables and great entertaining. Private entrance on lake level, -\$269,900

LOT 877-Good lot adjoining a waterfront association lot. Wooded and has access to good water, good place to build that get away-\$25,000

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ELK LAKE PROPERTY OWNERS ASSOCIATION
445 Elk Lake Resort Road
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April 2011

