

Elk Lake Property Owners Association

Elk Lake Shores *Shorelines*

Volume 10, Issue 2

www.elklakeshores.com

February 2012

President's Corner

Kae Crenshaw

Here we are getting into February, and I'm getting a little anxious about the weather. Europe is having severe blizzards and below freezing weather, and we're considering putting on our swimsuits and getting some sun. Actually, it has been too windy to stay out very long. Chicago has nothing on us! But where is the snow and ice and freezing weather? And we have had enough rain to last a while. There is too much water in the lake to work on retaining walls and docks. And we'll be opening the valve in another month. I just can't wait to see what February is going to bring.

The ELPOA Board meeting scheduled for Jan. 21 was called off because of the forecast for ice in Cincinnati and Northern Kentucky. We got a little ice here at Elk Lake, and Cincinnati got about 3/4-inch of ice. That is the only bad weather we've had, except for a little snow that made the roads slick for a while one morning.

We did get to have the Board meeting on Jan. 28, and we had 12 guests present. Some addressed the Board with questions and comments, and some just listened. All property owners are invited to attend Board meetings. The next meeting will be Saturday, Feb. 18, at 9 a.m. in the office over the Lodge.

Jason Wainscott had what I thought was a good idea. He suggested we see about obtaining a flat-bed trailer from someone who no longer needs it and putting it in the area of the dumpsters. We could put fifty-gallon drums on it and have one for aluminum, one for plastic and one for cardboard. All these can be recycled and would bring us some money. If you have a trailer or a fifty-gallon drum that you would like to donate, please let us know.

The current Board prides itself on being open and honest and not trying to keep secrets from the membership. We are glad to answer any questions you may have. Please feel free to ask me or any other Board member for answers to your questions.

One of the things we are most pleased about is that we finished 2011 with \$35,000 in the black. We had anticipated being \$50,000 in the red. We worked hard and pinched the pennies to make that happen.

There appears to be a misconception going around among the membership that ELPOA has spent excessive amounts of money on a legal issue with Jack Brunemann, a contractor who works in Elk Lake. Mr. Brunemann has received several warnings over the past four years because of infractions of rules. When he removed a "road closed" barrier, putting employees in danger, the Board moved to ban him from Elk Lake for three weeks. He was given ample notice to get things in order. A member(s) advised Mr. Brunemann to ignore the consequences of his actions, and he continued to be in Elk Lake during the ban, so the Board voted unanimously to get a restraining order against him. The restraining order cost approximately \$210, and that is the entire amount that has been spent on this issue. Our attorney is handling this case up to this point without reimbursement. We have offered to allow Mr. Brunemann into Elk Lake, and he/his attorney have refused. We have not been able to set a court date with both attorneys present at this time. Hopefully, this issue will be resolved to the satisfaction of everyone.



Roads

Don Hoop

We have finished replacing the drainage pipe at Owl Cove. That job came off without a hitch, and the road only had to be closed for one day. We worked from 9 a.m. until 4 p.m. and finished up. Of course, then a water line broke, and we had to deal with that. Our water lines are over fifty years old, and they're getting more and more fragile. A thank you to Joe Williams who volunteered to take the pipe that was replaced to the salvage yard and came home with \$380 for our road fund.

We are now working replacing the drainage pipe at Evan's Heaven. This is a much more tedious job, as there are two pipes to be replaced. We predict that the road will be closed for three days. We had to have Kentucky American Water Company come and cut a water line and seal it off before we could start on this job. Elk Lake has to be under a "boil water advisory" whenever there is a break in the line so we are boiling water for thirty-six hours.

We plan to move to the Lot 600 area next and replace the drainage pipe there. The weather has been mild enough for us to work, but the rain has not been helpful. We plan to continue working as long as weather permits and get drainage pipes replaced, ditching done and removing vegetation away from the roadway.

Lakes and Dams

Cheri Fredelake

The lake has received its buzzard permit. I have begun taking some buzzards and hanging them at the homes of those property owners who have contacted me.

Some property owners have asked for advice on how to keep the Canadian geese off their property. You can look up "spray to control geese" and it will direct you to several web sites. One way to keep the geese away is to remove any decoys you may have put out in the lake.

The board discussed one option they have for fixing deer lake. I will have more information on that as the plan and costs are finalized.

I will ask the Ky. Dept. of Fish and Wildlife Resources to raise the creel limit on crappie. It was suggested by several property owners who attended the meeting that it needs to be raised.

I will also look into some web sites for information concerning the construction and cost of wake breaks for the area in front of the marina.

If you have any ideas or suggestions for Improvements, please feel free to contact me at cheria160@aol.com

Our thoughts are with you ...



Congratulations to Allison and Brent Craigmyle (lot 352) on the birth of a daughter. They are nearly as proud as the grandparents! Best wishes to the Craigmyle family.

Good news from Mitch Wagner. He doesn't have a completely clear bill of health, but things are continuing to look up, and we are hoping to see him on the lake this summer!

We continue to remember David Duncan as he battles his illness. We also remember Pam and the Duncan family as they help.

Security

Kae Crenshaw

We have started moving toward having the interior of the guardhouse gutted and re-done. Everything will have to be removed in order to have the electricity and plumbing updated. Marilyn Lamont, Mary Hoop and I went to the Habitat for Humanity Restore in Lexington to see what bargains we could find. We managed to purchase a pedestal sink for the bathroom for \$35, a desk to replace the shelf at the front for \$25, and a white ceiling fan with three light fixtures for \$10. We have two exterior doors donated.

If you have windows, interior doors, tri-fold doors, linoleum for the floor, insulation, drywall or sheetrock, or anything else you can think of that we can use, we would surely appreciate it.

We have nearly \$5,000 in the guardhouse fund that we obtained from yard sales and donations, and we're trying to stay within that limit. Of course, it's pretty easy to do while we're in the dreaming stage. So far we've spent \$74.20. I'll keep you posted.

The gatekeepers, along with lots of others, have been battling colds, sinus infections, bronchitis and the flu. They have managed to trade off with other gatekeepers to allow them time to recover from these seasonal illnesses.

There have been questions from a property owner about the open gates. The exit gate is open every morning from 6:30-8:30 to allow people to exit unhindered to work and to allow the school bus ingress and regress. The exit gate is then open every afternoon from 3:00-4:00 for the ingress and regress of the school bus and vehicles traveling to the schools to pick up students. The gates are kept open by the gatekeeper on duty if (s) he determines that the weather is a factor. This may include heavy rain, slick roads, sleet, or below freezing temperatures. If you come upon an open gate and can't see why it is open, you are within your rights to stop and ask. I check the cameras from home several times a day to see what activity is going on at the gate and the dumpster area.

Treasurer's report

Joel Piatt

December 2011 Profit & Loss Statement

	Budget	Actual	Variance to Budget F/(U)	Income Received for 2012
Income				
Membership Dues	300,000	302,334	0.8%	43,750
Misc. Income	62,425	100,335		
Total Income	362,425	402,669		
Expense				
Payroll Expense	130,370	115,798		
Security Expense	1,350	946		
Building & Grounds Expense	40,000	28,810		
Lake & Dam Expense	3,000	236		
Marina Gasoline Expense	32,400	30,747		
Roads Expense	131,140	118,968		
Administrative Expense	61,400	50,569		
Projected Reserves	18,000	18,000		
Guard House	3,000	3,000		
Dump Truck	3,000	3,000		
Dam/Deer Lake Fund	6,000	6,000		
Roads	6,000	6,000		
Total Expense	417,660	364,075		
Available Cash		38,594		
	As of Nov	As of Dec		
Road Fund	45,332	33,707		
Dam/Deer Lake Fund	19,824	20,824		

Kids, find the Little Swimmer! hidden somewhere in this newsletter!



IMPORTANT NOTICE

Post lot numbers

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

NOTICE

If your 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. — see contact information below.

Note change in office hours for winter:

Friday noon—6 p.m. only until further notice



Elk Lake Information

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

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

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Henry Morrow, Realtor 502 803-0474 Tina Eades, Realtor, 502 484-5960

Melissa Kemper, Managing Broker 502 484-5562

WATERFRONT-LOT 1329-1330-Double deck dock with boat slip and lift, storage shed, deep water, wooded lot for privacy, build your home and enjoy the view on this great offering-\$75,000

ONE OF BEST BUILDING LOTS ON THE WATERFRONT-Just what you have asked for. Deep water, gentle slope approximately 140 feet of shoreline. Not many like this on the market, don't miss a chance to look at this property-\$65,000

LOCATION, LOCATION, LOCATION-Lot adjoins waterfront association lot, fronts on Beach Dr, easy to beach, marina, playground and clubhouse-\$10,000

UNIQUE AND FUN-Round house, 2 br, 1 bath open kitchen living room and the views are breathtaking of lake. Enjoy coffee in the morning and watch nature from the deck. \$78,000.

COTTAGE AT THE RESORT-Nestled in the woods with loads of potential and two lots. Has view of, lake from screened-in porch-\$47,500

DOUBLE OFFWATER LOTS!-Very nice lots on quiet road. Great location to build your home or get away cabin. Close to entrance and beach- ONLY \$5000

TWO ADJOINING LEVEL lots close to entrance, with access to the lake from association lot, can build your own dock. A rare find, it is cleared AND level.-\$25,000****

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

LOT 1204-Off water, buy economically and get all the amenities of the lake. The fishing and swimming, skiing, boating, tubing, the clubhouse and play ground are yours to enjoy and use, bring your boat there is rentable boat slips at the marina, come on in-\$3000.

BUILD ON THE MAIN-2 LOTS- Large corner lot and lot to lake, septic and water in place, bring your builder, very close to the entrance and beach, -\$15,000

TWO OFF WATER LOTS-Close to entrance, beach and private. Great get away for your paradise at the lake-Asking \$6000

FOUR ADJOINING LOTS-Close to the dam, ready to build, close access to the lake, make offer and start enjoying the water-\$15,000

WATERFRONT LOT-Like to fish, swim, ski, boat, and tube, do it all when you own this piece of paradise on the lakefront. Wooded lot ready to build your get away or dream home.-\$30,000

WATERFRONT LOT-OWNER WANTS OFFER-In in the thick of things for you to enjoy the lake and all the activities. Lot located across from the beach. Surveyed and perked. Wooded, 195+feet of road front and 77 feet water front, contains .77 of an acre. \$23,000.

250 ACRES-\$1750 per acre. Beautiful clean land, one mile ridge, barns, ponds, mostly fenced, presently running cattle and leased for hunting. Make your money work for you. Very close to the lake.

365 ACRES-FOX HUNT, anyone? fenced, convenient to Dry Ridge and I-75, **Great 1031 Exchange....**

41 ACRES-HUNTERS! Fun around the camp, 4-wheeling, hiking, just plain rough' it-\$61,000

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ELPOA MEETING MINUTES

DECEMBER 17, 2011

Meeting called to order by President Kae Crenshaw at about 9 a.m. Pledge of Allegiance and prayer led by Tom Goldschmidt. Members present: Kae Crenshaw, Don Hoop, Dean Jackson, Paul Miniard, Cheri Fredelake, Joe Williams, Tom Goldschmidt and Marilyn Lamont. Members absent: Ted Blaney. Personnel present: Doris Thomas. Guest present: Bill Wheatley, Mike Skaggs and Bruce Wash.

Secretary's Report prepared by Marilyn Lamont: Minutes approved as written.

Treasurer's Report by Dean Jackson: Income to date: \$300,277, other \$96,212 for a total of \$396,490. Expenses to date: \$341,085 leaving a balance of \$55,404. Road fund available: \$45,332. Balance of dam fund: \$20,324. Our major project will be to continue working on the roads and paying down on the loan for the road to the dam. Motion to accept: Joe Williams. Second by Paul Miniard. Motion carried.

President's Report by Kae Crenshaw:

Billy James asked the board to forgive \$1500 if he pays off the rest of the debt by December 2012. Motion denied. Motion made to forgive the \$1500 if paid by June of 2012. Motion denied. Motion to accept pay in full: Tom Goldschmidt. Second by Cheri Fredelake. Motion carried.

David Kramer, adjoining Elk Lake property owner, reported four wheelers riding on his private property. David stated in a letter that if he caught anyone riding on his property, he was going to prosecute the riders. Paul Miniard and Don Hoop are going to set up a meeting with David Kramer to see where the four wheelers are riding and to see who owns the property that they are riding on. Kae Crenshaw contacted Andy Wehage to be at the December 17 board meeting concerning operating the marina for the 2012 season as ELPOA has gotten two applications for the marina. Andy was unable to attend this meeting. Tom Goldschmidt is going to contact Andy Wehage to see if he wants the marina for the upcoming season and set hours of operation.

The employees' Christmas party was held December 15 at the lodge. All the employees and their spouses were present. The guests included: Don and Mary Hoop, Tom Goldschmidt, Paul Miniard, Joel Piatt, Howard and Nancy Wiggs, Sam Altman, Ron Monning, Carol Reis, Kae Crenshaw, Marilyn Lamont and Ted and Ginny Blaney.

Kae Crenshaw talked to each of the board members and explained that we have banned people from coming into Elk Lake in the past; for example, one person called a guard a female dog, another two people robbed the marina. These people were banned permanently. Kae asked each board member if he was in favor of pursuing this objective. Don Hoop- yes; Dean Jackson-yes; Paul Miniard-yes; Joe Williams-half- agreed, half-not; Cheri Fredelake-yes; Tom Goldschmidt-yes; Marilyn Lamont-yes. The case with Jack Brunemann will determine whether or not ELPOA has the right to manage the gate.

The court case against Jack Brunemann goes to the Owen County Court on January 10, 2012. As of this date, ELPOA has spent a total of \$210 to file in the court system. The board voted unanimously to continue with the court case.

Buildings and Grounds by Paul Miniard and Don Hoop:

Pete and Barb Dames, lot 1041, requested a permit for repairing an old dock.

Gary Brown , lot 1154, requested a permit for a new addition on his house. Motion to accept: Joe Williams. 2nd by Dean Jackson. Motion carried.

Lake and Dam by Cheri Fredelake:

Cheri Fredelake is going to send in an application to get a permit to shoot buzzards. Those shooting the buzzards are Cheri Fredelake and Dean Jackson.

Cheri Fredelake is going to go around the lake and look at the ELPOA docks and see which ones need to be torn down or need to be replaced.

The buoys were left in this year to see how they would fare this winter.

Jason Wainscott is still working on getting estimates and how much it cost to put in wake breaks around the marina. Hopefully, he will have it ready for the January's board meeting.

Landscape and Beautification by Ted Blaney: No report.

Legal/ Rules and Regulations by Joe Williams and Dean Jackson:

Joe Harpole has a boat that states on the title that the boat is 21-ft. long. Joe Williams asked him to bring the boat to ELPOA and to measure it and see how long it is. Joe Williams is going to write a letter to Mr. Harpole and ask him to take the boat out of Elk Lake. Motion to accept: Tom Goldschmidt. Second by Dean Jackson. Motion carried.

Motion made to have Brad Hoyt send a letter to Marcus Carey (attorney for Jack Brunemann) on a settlement. Motion to accept: Dean Jackson. Second by Marilyn Lamont. Motion carried.

Dean Jackson is calling Tom Leksan (attorney for ELPOA on the suit against Ohio Valley) on December 19 to set a day where Dean Jackson and Joe Williams can have a meeting to see what needs to be done next concerning the case.

Long Range Planning by Tom Goldschmidt:

The Warranty Deed, from Lee Maes, will be copied and given to each board member at January meeting.

Dean Jackson asked for a motion to post the minutes on the Elk Lake web site. Second by Don Hoop. Motion carried.

Marilyn Lamont is going to be putting the minutes on the board at the gate.

Continued on pg. 6

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Membership Report by Joe Williams:

Andy and Debbie Walter bought lot 14. Motion to accept made by Tom Goldschmidt. Second by Paul Miniard. Motion carried. Michael Krueer, nephew of Bill Bettner, has to pay initiation fee on property he acquired from Bill Bettner Estate. Motion made by Cheri Fredelake. Second by Tom Goldschmidt. Motion carried.

Roads by Don Hoop:

At this time of the year, work on the roads is going slow. We had 18 loads of gravel delivered Friday and 16 more loads to be delivered Monday to get the roads passable for this winter. Bruce Wash presented what they are going to be working on in the upcoming months. We are going to be replacing 19 culvert pipes that are either not there or are deteriorating. We are also going to be trying to get the water off the roads, ditching and cutting the vegetation away from the roads.

We will be working on Echo Hill to try and take the hump and curb out of the road and to make not so steep.

We have a price for 19 pipes from Southern States for the culverts- \$21,292. They are the cheapest so far. The culverts, ditching and cutting back vegetation can be done this winter when we cannot work on the roads. Motion was made by Joe Williams to accept to keep working and put in culverts. Motion to accept: Joe Williams. 2nd by Tom Goldschmidt. Motion carried unanimously. Bruce Wash presented a map to the board on where all the drain pipes and culverts are going to be put in at. The total cost is \$60,000 approximately.

Security by Kae Crenshaw:

We have had several complaints from the guards regarding a property owner's grandson coming in and out of the gate of cussing the guards. We will monitor this and determine when the property owner will be contacted.

We had a complaint of a property owner's son being harassed by the guards. The property owner stated that his son has been living with him for the last five months off and on. The son is also working for someone at Elk Lake. The son is driving his father's car with a sticker. The guards stop and ask someone who is not a permanent resident if he is working or not. If he is working in Elk Lake, the guards give a contractor a yellow tag and log them in and out. This just lets the landowners know who comes into their property and how long they work. The matter was not resolved.

Old Business

Motion to give the employees a gift card for Christmas for \$50. Motion made by Marilyn Lamont. Second by Dean Jackson. Motion carried.

Mike Skaggs addressed the board concerning a board member who cost ELPOA money during a lawsuit. Mike Skaggs asked the person to resign from the board; they refused. Mike Skaggs asked for the board to put it in a vote in January's board meeting to have the person voted off.

New Business

Cheri Fredelake is concerned over the money for Landscape and Beautification is too much money. It was agreed that we would ask the membership for their opinion.

Ruby Shoemaker asked to work the gate for the guards on Christmas day. Kae Crenshaw thanked her for the offer and said the guards worked out the holidays,

The meeting was adjourned around noon.

The next ELPOA board meeting is set for January 21, 2012, at 9 a.m.

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LOT 607-Lakefront Home with approx. 250 ft. Lake frontage. Gentle sloping lot with 1 of the best views & location on lake. 2 B/R's. Oversized living room w/fireplace, Rear porch overlooking lake, 1 car attached garage. Plus 20x30 ft workshop, circle driveway, close to main entrance. \$229,500.00.

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This cottage is a two bedroom, open floor plan living, dining and kitchen with walkout to a 40 ft screened deck that overlooks a short and gentle slope to the lake. DRY full basement (unfinished) w/walkout to a 40 ft. covered concrete patio. It has a 20' X 40' covered dock with cutout for boat and an adjacent 17' X 17' shed. This property has two lots. Lot 947 is a heavily wooded lot with gentle slope to lake. The dock "Hakuna Matada" is on this property. The house sits on Lot 948. We are selling the properties with these options: Purchase house only \$199,900; house and lot w/dock \$249,900. If someone wants to buy house only, the lot will then be sold separately for \$65,000 For amenities and other questions: **Contact info: Rebecca Thomas 859-866-0660** or reelthomas@hotmail.com

Pictures available upon request.

ELK LAKE PROPERTY OWNERS ASSOCIATION
445 Elk Lake Resort Road
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February 2012

