

# Elk Lake Property Owners Association

## Elk Lake Shores *Shorelines*

Volume 10, Issue 1

[www.elklakeshores.com](http://www.elklakeshores.com)

January 2012

### *President's Corner*

#### **Kae Crenshaw**

The December ELPOA Board meeting was certainly interesting. I presided over the meeting and also provided entertainment. The chair behind the president's desk is a high-backed black chair on rollers that sits on a hard plastic carpet protector. I can't sit in it because I'm too short, and my legs would stick straight out like the little girl played by Lily Tomlin on Saturday Night Live. I usually move it out of the way and get a small, hard chair to sit on. Well, I neglected to do that on this particular day. I called the meeting to order and turned it over to Vice-President Tom Goldschmidt to lead the pledge of allegiance to the flag and to open with prayer. With that finished, I went to sit down. Bad mistake! The chair flipped up over my head and I went splat on the floor. It took me a while to get my legs under me and get back up. Thankfully, I wasn't hurt, just a little bruised and sore. I switched chairs, and we got on with the meeting. The only guests at the meeting were Mike Skaggs and Bill Wheatley, so the rest of you missed a really fun time. It's a shame someone didn't have a video camera handy.

The Christmas Party for the Elk Lake staff was held Thursday, Dec. 15, at the Lodge (see photo pg. 5). The Christmas tree, the Christmas village, and all the decorations were donated by Mary and Don Hoop and put up by Mary, Casey and Chrissy Daniels, and me. All the staff was able to be at the party. The guards attending were Jessica Blackburn, Chrissy Daniels (accompanied by her husband, Dustin, and children, Casey, Brandi and Tasha), Eunice Leonard (and her daughter Hannah), Dave Parham (and his wife Ruth), Harold Setser (and his wife, Carol), Tony Sloma, Jamie Webster (accompanied by her husband, Brandon, and their son, A.J.). Maintenance Workers, Dustin and Brandon, were there with their families, and our bookkeeper, Doris Thomas, was in attendance. Guests included past and present ELPOA Board members: Sam Altman and Ron Monnig, Ted and Ginny Blaney, Kae Crenshaw, Tom Goldschmidt, Don and Mary Hoop, Marilyn Lamont, Paul Miniard, Joel Piatt, Carol Reis, and Howard and Nancy Wiggs. Nancy brought a beautiful red velvet bow for the top of the tree, which perfectly finished off the festive look of the Lodge. Each staff member received a gift bag with lots of fun stuff from Mary Hoop and me and a \$50 gift card from all of us.

I am looking forward to 2012 and we, as your Board, are anxious to accomplish wonderful things this year. We are

planning to pay off the loan at the bank and get the road in good shape. We have wonderful guards at the gate, and plenty of water in the lake, so it should be a good year! I wish you a happy and prosperous new year!

### **Important Announcement** **Updating the ELPOA Bluebook**

The governing documents for ELPOA are "the Bluebook," which was last revised in 2003. A committee of the ELPOA board has been reviewing the Bluebook to update it with actions taken by the ELPOA board since 2003. A ballot will be sent to members later this month. Please compare this ballot with the Bluebook at [www.elklakeshores.com/attachments/Bluebook-8-29-03.doc](http://www.elklakeshores.com/attachments/Bluebook-8-29-03.doc)

**THE BLUEBOOK AFFECTS ALL MEMBERS.**  
**Your input is important as changes are made!**

# WELCOME!

**Andy & Debbie Walter, lot 14**  
**Cincinnati, OH**

## Roads

### Don Hoop

Bruce Wash presented a plan to the Board at the December meeting that outlined plans to replace the drainage pipes across the roads that are no longer functional. He showed a large map of the lake with the places where the 17 pipes would need to be dug up and replaced. The Board voted unanimously to give him the go-ahead to get started, and one pipe has been replaced. The road will have to be closed while the old pipe is being dug out and replaced with a new pipe. Because they go across the road, we have to close the road while it is being done. Please be patient and bear with us. Notice will be posted at the entrance. You might want to call the guardhouse and check to see if you can get to your residence.

Bruce has also been busy working on getting the entire road in shape for Dustin to be able to get over it with sand and gravel when we do have snow and ice. So far, the weather has been fairly mild, although we had continued to have a great deal of rain.

Dustin and Brandon are currently filling potholes. The road is in better shape than it has been for a long time. It has certainly been a change to have people getting in touch to compliment us on the road rather than complaining about it being in such bad shape that we can hardly drive over it.

A HAPPY  
NEW YEAR  
2012 

## Lakes and Dams

### Cheri Fredelake

The board has sent in for and requested a permit from the Ky. Dept. of Fish and Wildlife Resources that will help us to better control the black vulture issue. If you or someone you know has damage to your property here at the lake caused by vultures nesting on your property, please let me know and I will look into the situation.

At our last two meetings, the Board has discussed possibly putting in some type of wake break at the marina. This would help reduce the strength of the waves hitting both the marina and the docks, helping to reduce wear and tear on the docks as well as boats that are docked getting fuel and so forth. This idea came from a property owner who saw one at another lake and thought it may work for Elk Lake as well.

If you have any ideas for improvements, please feel free to let myself or another Board member know. I will be checking the lake's public docks to see if any are in need of repair or just need replacing. I will also be looking into whether there is a need for additional docks. If anyone is interested in building a dock on one of the public lots, please feel free to talk to the Board. The Board is willing to listen and possibly work with interested parties to make it a win-win situation for all involved.

Speaking of docks, there are 11 slips available at the marina for rent. These slips are on a first-come-first-serve basis. The cost is \$250 per year with a dock and \$200 per year without a dock. Slips will be assigned using the numbers painted directly in front of them. Two slips are currently reserved. If you have a preference for a particular slip, please let Doris in the office know and she will attempt to accommodate you.

You can contact me at [cheria160@aol.com](mailto:cheria160@aol.com)

### *Our thoughts are with you ...*



We extend our sympathy to Duane and Marilyn Lamont and their family in the loss of his mother. Betty Lamont passed away December 28 in Louisville.

We continue to keep David Duncan in our thoughts as he battles cancer.

We extend our sympathy to Otto Neiert on the loss of his wife, Sandy. The Neiersts are long-time members of ELPOA.



Schneider lot 1019 Polar Bear Plunge. pictured on the dock are Sally Schneider Dobson of Union, South Carolina, Victor Schneider and son Vic Schneider of Norwood, Ohio and Reis Hehman of Silver Grove, Kentucky. On the deck are Paul Hehman, Max Schneider and Zac Hehman. Others who plunged but escaped the camera were Todd and Quinn Dobson, Union South Carolina .

Kids, find  
the Little  
Swimmer!

hidden some-  
where 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

#### Email addresses-

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

Guardhouse-502-484-2482

Office phone/fax-502-484-0014

Marina 502-484-3181

Newsletter/Website--

[jakirk@fewpb.net](mailto:jakirk@fewpb.net)



### Elk Lake Information

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

Email: [elpoa@dcrc.net](mailto:elpoa@dcrc.net) Website-[www.elklakeshores.com](http://www.elklakeshores.com)

# Treasurer's Report

Dean Jackson

## November 2011 Profit & Loss Statement

	Budget	Actual	Variance to Budget F/(U)
<b>Income</b>			
Membership Dues	300,000	300,277	0.1%
Misc. Income	62,425	96,212	
<b>Total Income</b>	<b>362,425</b>	<b>396,490</b>	
<b>Expense</b>			
Payroll Expense	130,370	105,115	
Security Expense	1,350	894	
Building & Grounds Expense	40,000	28,569	
Lake & Dam Expense	3,000	236	
Marina Gasoline Expense	32,400	30,704	
Roads Expense	131,140	109,982	
Administrative Expense	61,400	49,086	
Projected Reserves	18,000	16,500	
Guard House	3,000	2,750	
Dump Truck	3,000	2,750	
Dam/Deer Lake Fund	6,000	5,500	
Roads	6,000	5,500	
<b>Total Expense</b>	<b>417,660</b>	<b>341,085</b>	
<b>Available Cash</b>		<b>55,404</b>	
	<b>As of Oct 2011</b>	<b>As of Nov 2011</b>	
Road Fund	66,808	45,332	
Dam/Deer Lake Fund	19,824	20,324	

## Security

Kae Crenshaw

Many thanks to June RhienSmith and Mike Skaggs for working the gate so that all the staff could enjoy the Christmas party on December 15. We had a delicious pot-luck dinner. My gift to the staff was a honey-baked ham, turkey and dressing. Everyone brought vegetables, salads, dessert, bread and drinks, which we hugely enjoyed. Tony brought his famous broccoli casserole, and there wasn't a bite left. We played Christmas Bingo, for which prizes were given. Ruth Parham won the cover-all and the door prize of the evening, which was the Christmas centerpiece. Everyone who brought a gift drew names and exchanged gifts. Then we played Sneaky Santa, which was a hoot! Doris collects gifts all year from office supply companies and our credit card company, which gives them as bonus incentives. She then wraps them, and we stack them in the middle of the floor. The staff chooses a gift when (s)he can answer "yes" to the question asked. Each person can collect as many gifts as possible, but gifts can be taken away at any time. Players are allowed to hide gifts behind their backs or under their chair to keep them from being taken. By the end of the game, each person has a gift to open. It was decided that the sneakiest player was Dave Parham, followed closely by Harold Setser and Eunice Leonard.

Many thanks, also, to Cheri Fredelake for volunteering to cover the gate if we didn't have someone to work and to Ruby Shoemaker for volunteering to cover the gate on Christmas day if a gatekeeper needed time off to be with family.

The gatekeepers would like to thank all the property owners for the fruit, cookies, cake, candy and cash they received. A special thanks to Marilyn Lamont for the handmade red and green crocheted place mats and coasters. It is wonderful to be remembered in such a fantastic way! I heard Dustin bragging about some delicious cookies that Starla Thurlow made for him. However, I didn't see him offering to share with anyone.

We bid a fond farewell to Jamie Webster. Jamie worked the midnight to 8 a.m. shift on Friday and Saturday and also filled in wherever needed. She has been put on full-time at her job at the nursing home in Jonesville, so that's the good news. Her husband, Brandon, has been trained to take her place. He will be able to work until the spring, and then he hopes to go back on maintenance here at Elk Lake. Also, we are in the process of doing a refresher training with Kathy Wainscott for part-time work. Kathy was a guard here at Elk Lake previously, and we are delighted to have her back. Harold and Carol Setser have bought a home in Grant County, but I'm in such deep denial that I'm not ready to face that yet.



**ELPOA employees at the Christmas party in their honor. Seated left to right: Doris Thomas, Chrissy Daniels, Jamie Webster, Eunice Leonard and Jessica Blackburn. Standing: Dustin Daniels, Brandon Webster, Dave Parham, Tony Sloma and Harold Setser. Nancy Wiggs made the beautiful bow on the top of the Christmas tree.**

## Landscaping

### Ted Blaney

I am in the process of putting together a landscaping proposal for this year. In general it will be similar to last year but with the focus on landscaping around the area of the sheds, the park, and the club house. In the process of putting together a list of plants and where best to buy them it keeps coming to mind that there are a few of these plants I would like to get for my own place. In fact I have heard others express that they would like to plant a few flowering trees at their place. So I have worked up a simple offer which may interest some of you.

I am going to take for example buying Dogwood trees from Musser Forest, the largest tree supplier in the country. The price structure for two-year seedlings that are one- to two-feet tall is five for \$12.95, 10 for \$18.90, 25 for \$31 and 100 for \$80.50. It is about 10 percent more for Redbuds and 25 percent more for the superior Chinese Dogwood. Now I might only want, say, 10 trees of any kind for the lake landscaping, but if other people wanted a few, then by pooling orders we all can save on the price and shipping.

To make it easy to be successful at planting a few flowering trees of your own, I could also supply plant protection tubes, stakes and a grow mat that smothers the grass near the tree. All this for just cost to me. It depends on how much interest there is, but as an example I expect a tree to cost about \$1-\$2, the grow tube \$1.50-\$2.50, stake \$0.50 and the grow mat \$0.50. As I see it, everyone wins from this proposal. You get flowering trees and protection for the lowest possible price, the lake community gets more flowering trees planted, and I do not have to do all the planting.

Redbud, Flowering Dogwood and Chinese Dogwood all like a little shade but can do pretty well from full shade to full sun. Other trees are available for you to consider. You can look them up at Musser Forests on the internet or you can give me a call at 502-484-2822 to discuss how we might be able to cooperate.



Thanks to Nancy Wiggs for the holiday decorations at the entrance!

**SOLD In December ...**



**\$ 329,500. Near Dam ! Everything close to water...Many extras ....**

**\$ 247,500. Gorgeous Panoramic View. Ready to ski off your dock? 3Bd/ 1Ba with natural log interior...**

**H A P P Y**

**2012 !!**

**FOR SALE WATERFRONT HOMES...**

**\$ 165,900 ...& looks great.. 3 Bd/ 3 Ba . Best of Both—Ridge Top & Waterfront! Flat drive to front door. Near gate. Covered Dock.**

**\$ 299,900. Custom Built with DETAILS !**

This is your home-away-from-home adventure in style !  
2+ Bd / 2 Bath with large unfinished Party Room Custom Built with details...—140' Waterfront—Beautiful Dock Area...-Gardens- Storage Shed-Deck- Patio- Docks- Deep Water that's been dug out!

**\$ 248,900 Lots of Room.....Log & natural interior**

4 Bd/ 2 Full Baths. . Plenty of space for friends. Easy flow for entertaining Central heat & AC. Dock. Concrete Driveway next to front door. Screened Porch. Private ...

**\$ 128,900 ...4 Bd/ 1.5 Baths ... Cozy with Wood Burning Fireplace ... Great Price ! Quiet cove.**

**\$ 167,900. EXTRA Large Lot with G-R-E-A-T view...**

Original 2 Bd/ 1 Bath Lake Cottage. . Easy to update and make it yours! Central Heat & Air already in place. Priced right

**\$ 219,000 Master Bd /Ba on 1st.** This one is on a quiet cove for swimming. Lake Level has 2 Bd/Ba Suite for you and your guests ! Easy walk . **Large kitchen for great entertaining!**

**\$ 179,900 Extra Waterfront Lot Included!** Dock. Full unfinished WALK OUT Basement. Easy walk to water room to grow ..140' WATERFRONT 2 Bd/ 1 Bath.



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on 2 Lots. Backs up to the woods. Charming.**

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Ready to build a Toy Barn? Need property near your home?

Lot # 1392 \$ 78,900. Fantastic and Ex Large includes #129

Lot # 663 \$ 34,900. Great view near dam.

Lot # 767 \$ 35,000. Wooded , down West Bay

Lot # 768 \$ 35,000. Wooded, down West Bay

Lot # 956 \$ 35,000. Robin Cove

Lot # 62 \$ 15,900. North Bay, near gate

Lot # 767&768 together for \$ 64,500.

Lot # 904 \$ 3,500. wooded .. extra space ?

Lot # 905 \$ 3,500. wooded .. extra space ?

Lot # 1295 \$ 3,500. wooded ..extra space ?

Lot # 1219-1222 \$ 28,000. Need a walking trail?

Lot # 1223-1225 \$ 15,275. Like the woods ?

Lot # 200 \$ 6,000. Already Perked. Flat near gate.

Lot # 1972 \$ 1,950. Wooded

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**501 LAKESHORE - BEST BUY on the LAKE** - An updated Year Around 2 Bedroom, 1 Bath home on 4 nice wooded lots and has a large driveway for adequate level parking, close to the entrance of the beautiful 240 Acre Elk Lake. Home has newer **FOUR SEASON ROOM** that is well insulated and with insulated windows that allows the AC or Heating System to provide many year-around days of pleasure. Deck, Amish Built Storage Bldg, Metal Roof, Central Heat/Air, and Double Pane Windows. **\$79,900 MLS 394854**

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Have waiting list of buyers! Listings needed on lakefront homes and lots!

**LOTS 1275-1276** 2 adjoining wooded lots. **Asking \$3,500**

**LOT 479**- Close to main entrance with adjoining lakefront lot. **\$15,000.**

**LOT 509**-3br cottage nestled in middle of 3 mostly wooded lots. Private & remote setting. Adjoining association lot provides access to the lake (only 500 ft to lake) **\$54,900.00** is the asking price.

**LOTS 646 & 647-2** adjoining lakefront lots, on nice cove with deep water. **\$35,000.**

**LOT 607** Lakefront Home with approx. 250 ft. Lake frtg. 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 att. Gar. Plus 20x30 ft workshop, circle driveway, close to main entrance. **\$299,500.00.**

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

**WATERFRONT-CHARMING COTTAGE**-3BR, 1BA screened porch, 80' waterfront, dock, equipment shed at the dock, lot surveyed, appliances remain. **\$169,000 SOLD\*\*\***

**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**

**NEXT BEST THING TO LAKEFRONT**-Walk to beach, playground, and marina. 2Br home renovated, ready for your life of relaxing, just waitin'-owner offering special incentives for a quick closing, details available. **SOLD\*\*\*\***

**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. **\$75,000 \*\*\***

**LOTS 349, 355,356-VACATION YEAR ROUND OR RETIRE HERE**-3BR, 2BA like new brick ranch.

Maintenance free, one level living, shows like new. Full basement with walkout. 30x40 detached garage, concrete floor, with walk in entrance and roll up door, plenty of room for all your storage or hobbies. All of this and enjoy all the privileges of the resort. Boating, skiing, fishing, THE BEACH and so much more.-**\$198,700**

**COTTAGE AT THE RESORT**-Nestled in the woods with loads of potential and two lots. Has view of lake from screened-in porch-**\$55,000**

**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 \$7500**

**GREAT LOCATION**-Deep Cove-Awesome lake front home designed by architect. 3BR, 2BA, Everything you want in a lake house and more. Two lots each with a dock. Call today to schedule a private showing. Year round living, steps to lake, lots of windows. 20x15 screened in deck. Covered patio below with concrete floor - **\$265,000 SOLD**

**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.-**\$40,000**

**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**-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**

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ELK LAKE PROPERTY OWNERS ASSOCIATION  
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Owenton, KY 40359  
January 2012

