

Elk Lake Property Owners Association

Elk Lake Shores *Shorelines*

Volume 9, Issue 3

www.elklakeshores.com

March 2011

President's Corner

Kae Crenshaw

Thanks to all the members who came to the ELPOA Board meeting on Saturday, Feb. 19. The welcome guests were: Rick and Kathleen Holmes, Dean Jackson, Greg and Sylvia Johnson, Jeff Osborne, Jason Wainscott, Bruce Wash and William Wheatley. They had important questions and good suggestions.

The attorneys, Tom Leksan and Ray Lemke that we have engaged to sue Ohio Valley Asphalt, were at the meeting. They were paid \$2,000 each and will, from now on, work on a contingency basis to receive 30 percent of whatever we can recover from OVA. They estimate that it will cost between \$15,000 and \$20,000 to hire "experts" that we will need to testify.

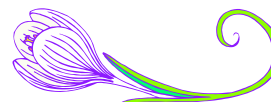
In all the years that I've served as President of ELPOA (a couple of years about 15 years ago) and going on my fourth year during this term, I have never had to vote to break a tie until the February meeting. The motion was made and seconded to have the attorneys contact paving expert James Scherokman to come and do an assessment of our chip-and-seal road and determine if we have a case against OVA. There were two Board members absent, and the vote was tied 3 to 3. I voted to hire Mr. Scherokman and see what his assessment was, and then decide whether or not to go forward. The gentlemen who voted against hiring the paving expert are opposed because they don't want to waste any more money on the issue of the roads. I certainly agree with that. We don't have a penny to waste. We're facing 2011 with a budget in the hole before we get started. However, my reasons for wanting to go ahead are:

We asked for a special road assessment of \$1,500, and the property owners of Elk Lake agreed. That is a lot of money to a lot of people. I had to go to the bank and borrow the fee. We are still trying to collect it from some of the property owners. Then we took it and threw it away on a job that was a disaster. The illustration that I used in my explanation at the meeting was that we flushed it. I feel we owe it to the membership to recover as much of their money as possible. We are going to rebuild the road. We can't sue for more than we invested in the project (\$160,000), and if we get it all, we have to pay the attorneys and experts. However, if we end up with some of the money, we'll be better off than we were. I will keep you informed.

In the newsletter last month, we sent out an appeal for members to donate three posts to be used to replace the ones at the Marina dock. Howard Wiggs donated seven posts, and we needed three more. We heard from Jay Dring, Bill Wheatley, and Sportsman's Club Bob Duke all offering to help. We will be able to replace those posts and also the planks in the dock that need replacing.

Dues are coming in from members, and we really appreciate your timely payments. We received the dues from David Van Shoik along with a \$200 donation to the Dam Fund. Dues came in from Tom Goldschmidt with a \$200 donation to wherever it's needed. We have a lot of heroes at Elk Lake!!

The next meeting of the ELPOA Board of Directors will be Saturday, March 19, at 9 a.m. at the office.



Roads

Don Hoop

The rains have started, and the road is a mess. We fill the pot-holes on Beach Road (the main road), and the rains wash them out. The mile of road between Beach Road and the dam area is holding up well except for the part that collapsed when the water line broke and had to be replaced. There are cones there to warn people away from that edge.

Bruce Wash was at the ELPOA Board Meeting Feb. 19 with some good news. He plans to start rebuilding the areas of Lake Shore Drive that have deteriorated as soon as weather permits. He is purchasing a smaller piece of equipment so that he can handle all the construction, and we won't have to hire another heavy-equipment operator.

Now for the bad news. Dustin and I have been all around Elk Lake roads looking for drainage pipes that need to be repaired and replaced. We found eighteen pipes that are plugged up, and we're in the process of digging them out. We hope they won't have to be replaced. We have found seven pipes that have collapsed and must be replaced.

Security

Kae Crenshaw

We bid a sad farewell to Kyle Shelton. Kyle was working the midnight to 8 a.m. shift on Sunday morning. He got sick on Saturday, Feb. 18, and had to call in. Hooray for Eunice Leonard and Dave Parham who saved the day! Eunice worked an extra hour until 1 a.m. to give Dave time to take a two-hour nap. He came in at 1 a.m. and worked until 8 a.m. Since then, Kyle has decided his full-time job at Itron is taking up enough of the time he could be spending with his wife and little girl, so he has decided to give up being a gatekeeper at Elk Lake. We wish him the very best.

There was a question at the last Board meeting about why the exit gate has been open some of the time. The exit gate is open every morning to allow people to go to work without having to wait. It is open every weekday afternoon to allow the bus to enter through it. It is open when the road is slick so that no one slides into it. It is open when the temperature is significantly below freezing to keep the gatekeepers from freezing. It was open when Eunice came in to work with an earache so painful she couldn't stand to be out in the cold very long. I took her a pair of ear-muffs, and she could handle being out to open and close the entrance gate. Both gates are open when there is thunder because the metal gates attract lightning. I am not unduly concerned with who leaves Elk Lake, but I am greatly concerned about who enters our gates. The gatekeepers are instructed to watch the exit gate when it is open to make sure no one sneaks through to come in.

We are hopeful that spring is coming, and the weather allows both gates to be closed except when they are in use.

WELCOME

to these new members!

Patrick Tessier, Lot 340
West Chester, OH

Buildings and Grounds

Jeff McDonald

The ten posts at the dock at the Marina have been replaced. Dustin Daniels, Don Hoop and I got that done before the water started coming up in the lake. A big thank you to Jay Dring and Bob Duke of the Sportsmen Club for the donations to take care of them. I reported at the Board meeting on Feb. 19 that some of the planks on the dock need to be replaced. Bill Wheatley sent a donation immediately to take care of buying planks. They are being installed now. Thanks, Bill.

As soon as it warms up, Dustin will be painting the doors on the Marina, and then it will be finished. The walls and trim have already been done.

Please do not pile trimmed brush close to the road. We do not have the manpower or the funds to pay our manpower to haul it off. You can take it to the dumpster area and put it on the ground next to the dumpsters, but NOT IN THE DUMPSTER. We will take care of it from there. If you would like to hire Dustin Daniels and/or Darrell Donaldson to haul off brush, call the guard house, and they will give you their phone numbers.

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.

Legal

Joe Williams

The lawsuit against Ohio Valley Asphalt is progressing. I have a meeting at the lake Wednesday, March 2, with our attorneys and an expert on chip-and-seal to survey the situation and gather background information.

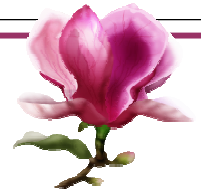
They will be inspecting the roads and assessing the situation which will determine our plan of action in the lawsuit. At this point, the attorneys are confident on our success.

Our thoughts are with you ...

Joe Hill of Lot 390 passed away Thursday, March 3, at noon. He is survived by his wife, Joyce; three children, Robbie, Kevin and Susan; and his grandchildren, Morgan and Bobby. The funeral was held March 7 in Cincinnati. Condolences may be sent to

Joyce Hill,
3950 Roswell Avenue,
Cincinnati, Ohio 45211.

Joe and his family have been active members of Elk Lake and will be missed.



Thanks, volunteers!



Don Hoop and Dustin Daniels closing the valve and filling the container with sand.

Lake and Dam Report

Howard Wiggs

There were some people asking if we could delay closing the valve on the dam to allow more time to work on docks and retaining walls. The ELPOA Board voted at the February 19 meeting to close the valve on March 1st. As it turns out, nobody could get any work done anyway because of the heavy rains over the last weekend of February. On February 28, the day before the closing of the valve, the lake was full of water. I have enough sand that we'll need to fill in so we won't have to buy sand.

The lake is ready. Bring your boat and come on down!

Photo below: The lake before the valve was closed. (Photo by Kae Crenshaw)



Treasurer's report

Joel Piatt

PROFIT & LOSS JANUARY 2011

INCOME	2011 BUDGET	ACTUAL
MEMBERSHIP DUES	\$300,000.00	\$91,402.00
MISC INCOME	\$62,425.00	\$2,550.17
TOTAL INCOME	\$362,425.00	\$93,952.17
EXPENSES		
PAYROLL EXPENSE	\$123,370.00	\$8,040.24
SECURITY EXPENSE	\$1,350.00	\$6.16
BUILDINGS & GROUNDS EXPENSE	\$47,000.00	\$3,410.15
LAKE & DAM EXPENSE	\$3,000.00	\$0.00
MARINA GASOLINE EXPENSE	\$32,400.00	\$42.95
ROADS EXPENSE	\$131,140.00	\$11,543.28
ADMINISTRATIVE BUSINESS	\$61,400.00	\$10,647.60
RESERVES		
GUARD HOUSE	\$3,000.00	\$250.00 PER MO
DUMPTRUCK	\$3,000.00	\$250.00 PER MO
DAM FUND	\$6,000.00	\$500.00 PER MO
ROADS	\$6,000.00	\$500.00 PER MO
TOTAL EXPENSE	\$417,660.00	\$35,190.38
AVAILABLE		\$58,761.79
ROAD FUND BALANCE	\$83,361.34	
DAM FUND BALANCE	\$14,624.18	

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). *Thanks!*

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

Landscaping and Beautification

Ted Blaney



I am preparing to continue the landscaping near the gate and in front of the gate this spring. About 100 plants have been ordered from several specialty nurseries in order to get the best selection of cultivars available. Most of these will be of the one gallon pot size which worked out well last year. It will take a couple years to get them to a significant size but this size is less expensive and they survive the first year after planting better if protected them like we did last year.

Much of the planting will be in front of the gate this year. I envision a mixed hedge border on both sides that invites you into the gate. This will be composed of a mixture of decorative small to medium size shrubs and small trees. The goal will be to provide year round interest from flowers, leaf color. Textural contrasts and berries. The following is just a partial list to provide a better image. Early spring flowers: Magnolia, Serviceberry, Chokeberry, Redbud. Late spring: Lilac, Bridal Spirea and several Viburnum. Early summer: several Viburnum, and Bottle Brush Buckeye. Mid-late summer: Crape Myrtle, Smokebush, Buddleia, & Mimosa. Fall: Most have good to excellent fall leaf color. Winter: Winterberry, Viburnum, Chokeberry, Serviceberry and Witch Hazel. Many provide berries for wild life.



Red and White Crepe Myrtle, shown in these photos, make a showy combination throughout summer.

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IMPORTANT NOTICES TO ELPOA MEMBERS

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.

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

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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 Multi-level 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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June 25 - Conch Republic July 15 - The Trendells
July 29 - Midnight Riders August 26 - AJA




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2BR 1FB Cottage nestled in woods with loads of potential and two lots. Has view of lake from screened-in porch! \$55,000 MLS 385378

3BR 2FB Great Location in Deep Cove. Awesome lake home designed by architect. This home has everything you would want in a lake house and more. Two lots each with a dock. Call today to schedule a private showing! Year Round House! Steps from house to lake. Lots of windows to view the lake. 20 x 15 screened in deck. Covered patio below with concrete floor. \$265,000 MLS 387025

3BR 2.5 B with finished walkout basement. Beautiful log home nestled in the trees for privacy. Close to water in deep cove. Incredible view of lake adjacent from dam and close to entrance. Lots of decking beautiful landscaping boat dock & much more. 1600sqft+1120sqft and 672sq ft garage

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 \$7,500 MLS 385453

TWO OFFWATER LOTS! Close to entrance and beach and private. Great getaway to nestle your little paradise at the lake. Asking \$6,000.

FOUR adjoining lots close to dam. Build your get away with close access to lake. \$15,000.

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LOTS 501-504-2 B/R cottage, 4 season Florida Rm, 4 wooded lots-Asking \$79,900

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

LOTS 122-124 2 B/R home, full bath, large eat in kitchen w/counter bar, private setting on 3 wooded lots, close to entrance, home remodeled. Asking \$65,000

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, bass & pontoon boats, most furnishings. Asking \$475,000

LOT 63- 3 B/R's, 2 full baths, year round home, brand new composite boat dock w/ covered boat lift, close to main entrance. Asking \$189,500

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Peggie Tisch, GRI, Realtor/Broker, 502 484-3652

Henry Morrow, Realtor 502 803-0474

Tina Eades, Realtor, Associate 502 484-5960

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

LOT 1204-Off water lot, 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 and come on in-\$3000.

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.\$20,000-\$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. Wooded, 195+feet of road front and 77 feet water front, contains .77 of an acre. Property has been surveyed and perk tested.-\$23,000

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LOT 52 FOR SALE BY ELPOA Septic system, water meter and electricity are in place. Close to gate. Beautiful lot for building. \$15,000. **502-484-0014**

WANTED Recent addition to Elk Lake would like to purchase a nice used pontoon boat. Must be at least 20 ft. and in great running condition. If you are looking to upgrade your pontoon, sell your old one to us! If interested, please call **859-581-1492 (home) or 513-227-4958 (cell)**. Thanks, John & Michelle Hursong- Lot 833.

CLEANING SERVICE Let me help with your spring cleaning. Reasonable. Trustworthy. Will do windows. Ida Crenshaw-502-845-7060.

FOR SALE-2002 Honda four stroke engine \$2500 OBO. **Call 513-351-0757** leave a clear message if no answer.

ELK LAKE PROPERTY OWNERS ASSOCIATION
445 Elk Lake Resort Road
Owenton, KY 40359
March 2011

