

Pinnacle Lake Estate Association, Inc.

Newsletter

January 2020

2019/2020 Board Members

The Pinnacle Lake Estates annual meeting was held on September 7, 2019. The membership elected Rick Martin, Tim Ryan, and Michael Tucker. Alternates; Amy Arnold and Jim Matheny. The positions held are:

President – Carley Lewis

Vice-President – Mike Bryant

Recording Secretary – Tim Ryan

Treasurer – Jim Matheny

Administration Secretary – Amy Arnold

Security – Mark Hodge

Special Projects – Dan Latham

Roads – Michael Tucker

Architecture – Rick Martin

Thanks to all past and present board members for their efforts in making Pinnacle Lake Estates a safe and fun place for everyone to enjoy.

Special Assessment for lake dredging

The Special assessment for lake dredging PASSED. The special assessment is \$275.00 per year, due March 1st of each year, for the next three years. Special assessments will start in 2020 and will be mailed at the end of January.

Annual Assessment

Annual Assessments are now due July 1st of each year. Assessments will be mailed at the end of May. In 2017 yearly assessments were approved to increase 3% each year for five years. Assessments for the year 2020 are:

PRIMARY LOT - \$355.00

SECONDARY LOT - \$80.00

Delinquent assessments shall accrue interest at the rate of Eighteen (18%) per annum on the unpaid principle balance, calculated from the due date through and including the date full payment is received per PLE BY-LAWS. Any questions or to receive your balance please contact the office during business hours.

We accept credit/debit card payments. Please contact the office to make a payment.

To qualify for the secondary lot discount, the deed to each lot must be titled in **the same** way.

The list of “Members in Good Standing” is on the website showing owners who are current on their assessments and who will have full voting rights for special assessments, etc.

This list is also displayed in the office.

Contacts

Need to contact the Lake? This can be done by:

Regular Mail 102 Skyline Drive South
New Florence, MO 63363

Phone (636) 585-2226

Office Mail slot in the door

Email pleoffice@centurylink.net

Winter Office Hours

Monday 8:30 AM – 12:30 PM

Thursday 8:30 AM – 12:30 PM

The 1st Saturday of each 8:00 AM – 12:00 PM

Month.

All calls will be returned during these hours.

Reminder: If you sell a lot please inform the new owner, they **MUST** turn in a recorded copy of the deed to the office so Pinnacle Lake Estates can make the appropriate changes.

Security Email

Please report any PLE security concerns to reportple@gmail.com. You can also contact the Office during business hours or contact the Montgomery County or Warren County Sheriff’s Department.

Culverts

Please remember to check your culverts under your drive to your property and clean them out when needed. If this is not done, when we receive large rains it causes costly damage to our roads. We appreciate your attention to this matter

2020 Boat Slip Lottery

This year’s boat slip drawing will be held at the March Board Meeting. See the enclosed Boat Slip Lottery Drawing Rules for details if you wish to rent a boat slip, turn in your entry and fee before the March meeting.

Fees are \$198.00 for a single and \$395.00 for a double.

Email Addresses & PLE Website

If you have not already forwarded your email address to the office, please do so. **PLE will no longer use Facebook to communicate with lot owners.** We will now use our new and improved website pinnaclelake.com for all communication. Please contact the office if you need assistance with access to the website.

2020 Lake Events

Date	Time	Event	Location
April 5	TBD	Easter Egg Hunt & Lunch	Campground
April 25 & 26	8:30 AM	Two – day Spring Fling (Volunteer Clean-up day to prepare for summer)	Picnic Area
May 23	2:00 PM - 6:00 PM	Poker Run	Pavilion
May 25		Bragging Rights Tournament Begins - \$5.00 entry fee	Fee can be dropped off at office or to Charlie LePage or Curt Crosser
June 13	8:30 AM – 11:30 AM	Kid’s Fishing Derby	Boat Dock
June 13	11:45 AM	Wayne Beegle Rubber Duck Race	Buy Ducks – 8:30 to 11:30 at boat dock
June 13	12:00 PM	Kid’s Fishing Derby, Potluck Picnic and Award Ceremony	Pavilion – Potluck Picnic will follow Fishing Derby, please bring a dish!
July 4	10:00 AM	Boat Parade	Meet at Boat Dock
July 4	1:00 PM	Cardboard Boat Race	Boat Docks
July 4	5:00 PM	Land Parade	Meet at North Gate
September 7	6:00 PM	Bragging Rights Tournament Ends	Awards at Annual Meeting
September 12		Annual Meeting	Refer to late summer newsletter
October 10	8:30 AM	Fall Workday (volunteer workday to prepare for winter)	Picnic Area

Recreation

- ◆ The Kids Fishing Derby, a real kid favorite event, will be held on Saturday, June 13th All children 15 and younger can participate. Potluck Picnic will be served followed by the awards ceremony. Please bring a dish. Registration forms will be available starting Memorial Day Weekend.
- ◆ The Wayne Beegle Rubber Duck Race will also be held on June 13th at 11:45 at the Beach. Cost is \$5/duck and ducks can be purchased anytime during the fishing derby. Funds benefit the Kids Fishing Derby.
- ◆ 4th of July is a popular holiday at the lake. The Fourth of July festivities will be held on Saturday, July 4th. Please be sure to plan on getting in on the action by participating in the Boat Parade at 10 am at the main boat dock. Land parade begins at the North Gate at 5 pm.
- ◆ On October 31, 2019 we put 450 9 to 12" catfish, 200 4 to 6" red ear bluegill and 200 4 to 6" Black Crappie into the lake. If you catch any of these please return them to the lake. And remember, release bass that are between 12" – 15". These are the breeding fish. Anglers are encouraged to remove bass that are less than 12". This figures up to be a harvest of 4,000 small bass per year.
- ◆ The 2019 Wayne Beegle Memorial Bragging Rights Tournament ended on Labor Day weekend. This year, there were 35 fishermen who entered the tournament. To register for the 2020 Bragging Rights Tournament your \$5 fee can be given to Charlie LePage, Curt Crosser or dropped off at the office in an envelope marked with Fishing Tournament and your name.



Recreation Volunteers – The Board wants to thank all who have volunteered, past and present. Without volunteers, Recreational Events would not be able to happen and would not be such a success...With that in mind, The Board is in search of a new Recreation Chairperson, we ask that more of the membership step up to volunteer to help so that Recreation Events may continue. Besides bringing fun to our kids and community, the events raise funds that will go toward Recreation Items for our common grounds (of which the “wish list” is too long to name here) ...Please contact the Office to volunteer!

Lot Improvements – Permits Required

An application for a Permit for Lot Improvement is required before starting any lot improvement. Forms can be found on the website or requested from the office. Mail, fax or drop off your completed application to the office. Remember to allow enough time after you submit your application for the architectural board member to review so any questions can be addressed before the board reviews your application at the next regularly scheduled board meeting.

Please be aware, to get your permit approved you must have the ground staked out for the lot improvement.

All applications must be accompanied by detailed description of the project, a copy of your plat with a drawing which shows the measurements of your lot, the location of proposed improvement and description of materials to be used. You may obtain a copy of your plat at the PLE office during normal business hours, at no charge. The lot owner must obtain the proper County permits before applying for a permit from Pinnacle Lake. You may contact the following for County permits:

Montgomery County Planning & Zoning
211 East Third Street
Montgomery City, MO 63361
(573) 564-2142

Warren County Planning & Zoning
101 Mockingbird Lane Suite 201
Warrenton, MO 63383
(636) 456-3044

Please keep in mind that Warren County Planning & Zoning requires a holding tank or septic system to be installed prior to request of electric service.

Donating Time and Materials



Pinnacle Lake has benefited significantly from the donation of time and material by many of its lot owners. Donations of time and material are important to allow the Board to maintain the level of service to which you have become accustomed. If you have skills or experience that may be useful to the Association (painting, tree trimming, construction, plumbing, heavy equipment, office, computer skills etc.) and are willing to donate your time or have access to materials that may be donated or discounted please contact the office to list your name and contact information. We will keep a log of such volunteers in the event a need arises in the future. If you don't feel you have a skill that might be useful but are still willing to donate your time for projects not requiring special training, please contact us as well. Thank you in advance for considering this request.

2020 Bidding Notice

Bid sheets will be available February 1st from the office for the Grass Cutting and Dam Grass/Brush Clearing. All bids will be due in the office no later than March 30st for the April 4, 2020 board meeting. All parties will be contacted following that meeting.

Boat Dock Safety Reminders

Instructions on usage and GFIC device are posted at the electric distribution panel. If you have any problems with the electrical portion of the boat docks, please contact the office. **DO NOT ATTEMPT TO REPAIR – AUTHORIZED PERSONNEL ONLY.** Please be sure your electrical cords are in good condition and not frayed etc. This will help the GFIC device from tripping.

Registration Sticker Fee

On January 1st, 2016 Pinnacle Lake started charging a fee of \$10.00 for all registration stickers. When you apply to register any new ATV, boat, motor etc., there will be a \$10.00 fee per sticker issued. Consistent violation of PLE rules with any boat, ATV, etc. will result in a revocation of your sticker and you will not be able to use that item on PLE grounds. Please use common sense when operating your vehicle.

Dear Pinnacle Lake lot owners,

Those of you who have been lot owners here at Pinnacle Lake for some time will understand that the Pinnacle Lake Board has been operating under an untenable situation for some time now. As a result of the McCorkell vs Pinnacle Lake lawsuit several years ago the Board recognized that it was unable to operate in a reasonable governing fashion due to a 1938 Missouri law requiring a 100% vote approval from lot owners to change anything in the original Pinnacle Lake Covenants and By-Laws from the 1970's. During the McCorkell lawsuit the court determined that none of the changes Pinnacle Lake had made since the original Covenants were drafted were valid. Therefore, things like procedures for collecting assessments, enforcing rules, assigning fines, penalties etc were technically invalid. Pinnacle Lake was blindsided by that ruling and it created a huge issue for the Board because they were now in a position of trying to enforce bylaws, regulations and fines with no legal backing. However, in August last year, the Missouri Supreme Court finally ruled in favor of eliminating the 1938 law. HOA's no longer are required to have 100% of its members agree on changes to their bylaws, only a majority is required. That means that Pinnacle Lake can now legally update the Covenant and Bylaws at Pinnacle Lake and have a vote on those changes without fear of being legally challenged in this regard. I have agreed to take the lead on this effort. We have created a committee in that regard and the committee has already met once. During that meeting the decision was made to reach out to all lot owners and seek their comments on changes that need to be made to the current Covenants and By-laws. These are the two documents that we must file with the State. Pinnacle Lake also has a Rules and Regulations document which is not a State required submission and does not require lot owner approval for changes, so that document is not being reviewed currently but the Board is happy to entertain any changes you might like to that document as well. All documents are located at the Pinnacle Lake Website, however I have attached a summary of the Covenants and Restrictions here for those without access, and have attached the shorter By-Laws document in its original form.

The Board is asking lot owners to review the current Pinnacle Lake Covenants and Restrictions and By-laws and submit requests for specific changes to me by email (dysmorphdoc@gmail.com) with a deadline of April 1, 2020.

Thank you in advance for your help in this important matter.

Rick Martin

Boat Slip Lottery Drawing Rules

1 - Boat Slip Lottery drawing entrants:

- a.) Must be in Good Standing with PLE Association (Good Standing indicates all regular and special assessments are paid in full.
- b.) Must have a PLE registered boat
- c.) Must be a Pinnacle Lake lot owner, only one entry per lot owner

2 – Boat Slip request forms must be filled out, include payment and be returned to the office **prior** to the March 7, 2020 Monthly meeting (first Saturday in March). Payments will be held until the drawing. Unsuccessful drawing entrant’s payments will be returned to the Association member’s address on file at Pinnacle Lake Estates.

3 – Association members who are willing to accept either a single or double slip may check both boxes on the Boat Slip request form. If their request is drawn, first preference will be a double slip. If a double slip is not available, then a single slip will be assigned. Association members who elect to exercise this option must send payment to cover a double slip to qualify. If a single slip is assigned, the difference in monies owed will be returned to the Association member’s address on file at Pinnacle Lake Estates.

4 – All lot owners who rented a slip last year will automatically be given a slip this year. Given they follow the above guidelines. All remaining open boat slips will be placed in a lottery drawing if necessary.

5 –All entries will be placed into a Drawing for slips. All Boat Slip request forms will be folded in a similar manner and placed in a container. The drawing will be held during the March Monthly meeting in plain view of all Association members present. Boat Slip requests will be drawn one at a time until all slips are filled. As each request is drawn from the container it will be identified by the Association member’s name and Boat Slip size requested. If form is drawn and no more of that size slip is available, the drawing will continue, discarding requests until the final slip is filled.

6 – Boat Slip assignments will be made based on the size of the boat (i.e. longer boats on outside and heavier boats should not be on end of docks). Slip assignments will be mailed to the winning members the week following the drawing.

7 – In the event there is a dispute about how the Boat Slip Lottery Drawing is being conducted that is not covered by the preceding rules, a majority vote of the Board members present will be used to resolve the dispute.

Cut on dotted line and return to Pinnacle Lake Estates Assoc. 102 Skyline Dr. South. New Florence, MO 63363

Pinnacle Lake Estates Boat Drawing Registration Slip

Name: _____

Lot # _____

Single: _____ **Double:** _____
\$198.00 (i.e. small fishing, john boat) \$395.00 (i.e. pontoon)

Boat Length _____

Boat slip rental runs April 1, 2020 through March 31, 2021