

Pinnacle Lake Estate Association, Inc.

Newsletter

January 2022

2021/2022 Board Members

The Pinnacle Lake Estates annual meeting was held on November 06, 2021. The membership elected Rachel Haney, Dan Latham, and Dan Ryan. Alternates: Dan Collins & Steve Pogulis. The positions held are:

President – Dan Latham

Vice-President – Tim Ryan

Recording Secretary – Barbara Baker

Treasurer – Dan Collins

Administration Secretary – Tara Wallace

Security – Dan Ryan

Special Projects – Rachel Haney

Roads – All Board Members

Architecture – Steve Pogulis

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.

Secondary Lots

As of January 1, 2022, any lot sold at PLE will be considered a Primary Lot and assessed as a Primary Lot. All lots currently designated as Secondary Lots through December 31, 2021, will remain Secondary Lots and continue to be assessed as Secondary Lots (grandfathered in). Only upon the sale of a Secondary Lot on or after January 1, 2022, will that lot be irreversibly converted to a Primary Lot, regardless of any other lots the buyer of said lot owns.

Annual Assessment

Annual Assessments are now due July 1st of each year. Assessment invoices 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 2022 are:

PRIMARY LOT - \$377.00

SECONDARY LOT - \$80.00 (Grandfathered in lots only)

Special Assessments for Lake Preservation

Special Assessments are \$275.00 per year, for three years, starting in 2020. The final payment is due March 1, 2022.

Delinquent assessments shall accrue interest at the rate of Eighteen (18%) per annum on the unpaid principal 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. **Credit card payments will include a 2.5% Convenience Fee beginning March 1, 2022.**

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 After hours mail slot in the door

Email pleoffice@centurylink.net

Office Hours: February – October

Monday 8:30 AM – 12:30 PM

Tuesday 8:30 AM – 12:30 PM

Thursday 8:30 AM – 12:30 PM

1st & 3rd 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.

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.

2022 Boat Slip Lottery

This year's boat slip drawing will be held during the March Monthly Board Meeting, March 5, 2022. If you wish to rent a boat slip, turn in your entry and fee **NO LATER THAN MARCH 1, 2022**. Reminder all boat slips will be in the lottery for the 2022 year. Lot owners voted in favor of changing the boat slip lottery at the 2021 Annual Meeting. See the enclosed Boat Slip Lottery Drawing Policy for details. **Fees are \$198.00 for a single slip and \$395.00 for a double slip.**

PLE Website & Facebook Page

Please visit our new and improved website

<https://www.pinnaclelake.com/>

Please contact the office to create your username and password. Meeting minutes, Forms, Announcements, and more can all be found on our website.

PLE has also started an official Facebook page for lot owners only. If you haven't already joined, please search for: **Pinnacle Lake Estates – Official Page.**

2022 Lake Events

Date	Time	Event	Location
April 9 th	11:00 AM	Easter Egg Hunt & Lunch	PLE Campgrounds – Contact Dena Cross for more details and to Volunteer. 636-585-2089; 8am -8pm
April 23 rd	8:30 AM	Spring Fling (Volunteer Clean-up Day to prepare for summer)	Picnic Area
May 31 st	6:00 AM	Bragging Rights Tournament Begins - \$5.00 entry fee	Fee can be dropped off at office or to Charlie LePage or Curt Crosser
June 11 th	8:30 AM – 11:30 AM	Kid's Fishing Derby	Boat Dock
June 11 th	11:45 AM	Wayne Beegle Rubber Duck Race	Buy Ducks – 8:30 to 11:30 at boat dock
June 11 th	12:00 PM	Kid's Fishing Derby, and Award Ceremony	Pavilion – will follow Fishing Derby.
July 2 nd	10:00 AM	Boat Parade	Meet at Boat Dock
July 2 nd	5:00 PM	Land Parade	Meet at North Gate
September 5 th	6:00 PM	Bragging Rights Tournament Ends	Awards at Annual Meeting
September 10 th	9:00 AM	Annual Meeting	Refer to late summer newsletter
October 15 th	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 11th. All children 15 and younger can participate. Followed by an awards ceremony. Registration forms will be available starting Memorial Day Weekend.
- ◆ The Wayne Beegle Rubber Duck Race will also be held on June 11th 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 2nd. 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 November 22, 2021, we stocked the lake with 231 4-6” Crappie and 200 Walleye into the lake. If you catch any of these please return them to the lake. Remember, release Bass that are between 12”-15”, these are the breeding fish. Anglers are encouraged to remove Bass that are less than 12”. Since Walleye take a long time to mature, catch and release of these fish are essential for the first three years.
- ◆ The 2021 Wayne Beegle Memorial Bragging Rights Tournament ended on Labor Day weekend. This year, there were 48 fishermen who entered the tournament. To register for the 2022 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.



2021 Winners –

- Catfish, 20lbs 2oz – John McCorkell
- Crappie, - No Entry
- Bass, 2lbs 10oz – Curt Crosser
- Bluegill, 1lb – Tied - Rick Lawrence and Russ Spencer

January 8th Specially Called Meeting

A Specially Called Meeting was scheduled for January 8, 2022, to allow lot owners in Good Standing to vote on the draft of the revisions of the PLE Bylaws and Covenants presented to lot owners by the Board of Trustees and the Revision Committee at the Annual Meeting on November 6, 2021.

However, due to passionate opposition by a few lot owners surrounding certain words, phrases, and sections of the revision draft, the Board of Trustees agreed to a plan put forward by President Dan Latham to use the January 8th meeting to give lot owners a forum to air their objections. The meeting was also attended by the PLE Attorney Jaime Carr.

The outcome of the January 8th meeting was the formation of a new lot owner driven Bylaws and Covenants Revision Committee. Lot owner Jane Alexander volunteered to chair this committee, was approved by the President, and unanimously approved by the Board. The Committee will follow all rules as laid out in the governing documents and our parliamentary procedures from Robert's Rules of Order. The Board eagerly looks forward to the suggestions that come from the new committee.

Thank you all for your volunteerism!

By-Laws and Covenants Committee Update

The Bylaws committee has been established and consists of the following members.

Mike Cross, Russ Spencer, Ron Schiaffo, Rich Rose, Anastasia Books, Pat Matheny, Carlene Lewis, Patrick Crites, Diana Williams, Tim Weiss and Christina Saenz, and Jane Alexander. Jane Alexander will act as the chairperson of the committee.

The first meeting was held on 1-15-22. There was discussion regarding expectations of this committee. The Committee agreed to the following.

Primary goal is to update the By-law and Covenants so all lot owners/association membership will better understand and hopefully agree with updates.

Additionally, it was discussed that communication needs to improve, be transparent, and use current technology for timely and accurate updates.

A Code of conduct was distributed, reviewed, agreed upon and signed by all present.

The Committee then began working on the proposed Bylaws document by reviewing line by line. Minutes of the meeting will be available on the PLE website.

Next meeting will be 1-30-22.

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.

Lot Changes/Improvement Reminder: To avoid extra costs/time, and confusion - Please submit permit requests or questions to the PLE board before any new boundary or changes to surveys to your lot. This first step can save you time and sometimes costs.

2022 Bidding Notice for Grass Cutting and Brush Clearing

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 31st for the April 2, 2022, 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.

PLE Wildlife Awareness Note

We have had a Bear sighting and multiple sightings/encounters with a Mountain Lion at the lake. Just a safety awareness post if you have small pets and kids. There have not been any incidents reported to date from our nature residents.

Water Safety Corner

We all are looking forward to a fun and safe 2022 on the water. The MSHP is offering free water safety courses and boater safety course ID cards for those of younger ages. Check your MSHP Troop HQ location for details. **Special note** regarding common courtesy, water etiquette, and PLE lake water rules; please adhere to these and treat others as you would want to be treated on the water or by docks. Concerns have been raised in the past regarding Jet Skis and other water vessel behaviors, please remind all watercraft operators or riders of the proper behavior and rules so all can enjoy a safe great summer with no accidents or complaints! Thank you for all your efforts to watch out for each other on the water including our fisherman waiting to hook a fish in calm waters they are anchored in.

Recreation Volunteers

The Board wants to thank all who have volunteered, past and present. The Board is in search of a new Recreation Chairperson so that Recreation Events may continue. In addition to bringing fun to our kids and community, the events raise funds that will go toward Recreation items for our common grounds. Please contact the Office to volunteer.

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.

Digital Options & Way to Help Reduce PLE Costs!

The PLE Association Board and Community are looking for ways to add more Digital/Internet Options for lot owners and ways to reduce costs that everyone shares the burden of. If you have not already, please ensure the office has your current email address(s) as we begin our journey to become more efficient and reduce waste. . Providing your email will not stop your normal mailings at this time.

Boat Slip Lottery Drawing & Policy

1. Boat Slip Lottery drawing entrants:
 - a.) Must be in Good Standing with PLE Association (Good Standing indicates a lot owner with all annual and special assessments are paid in full).
 - b.) Must have a boat that is properly registered with the PLE office.
 - c.) Only one entry per lot owner.

NOTICE: Lot owners voted to open the drawing to all boat owners and no longer “grandfather in” boat slips at the November 2021 Annual Meeting. All boats will now be placed in the lottery drawing.

2. Boat Slip request forms must be filled out, include payment, and be returned to the office NO LATER THAN March 1, 2022. Payments will be held until the drawing. Unsuccessful drawing entrants’ payments will be returned to the Association member’s address on file at Pinnacle Lake Estates. PLEASE NOTE! WE WILL NOT ACCEPT REGISTRATION FORMS FOR THE DRAWING OR PAYMENTS THE DAY OF THE MEETING.
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 separate payment to cover both a double and single slip to qualify. Once a slip, double or single is assigned, the unused payment will be returned to the Association member’s address on file at Pinnacle Lake Estates.
4. All boat slip request forms will be folded in a similar manner and placed into the drawing, which 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. The drawing will continue, until the final slip is filled.
5. 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/emailed to the winning members the week following the drawing.
6. 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.
7. Since the number of boat slips available is extremely limited, you are not guaranteed the same slip if you are drawn a second year. Only the boat registered to each slip may be docked there. **NO SUBLETTING OR ALLOWING USE BY OTHER LOT OWNERS.**

General Boat Slip Rules

8. Boats must pull forward into slips.
9. Four tie-off points, if possible, minimum of two (2) mooring/tie-off points.
10. Do not tie off to arbors.
11. Two (2) bumpers per side of boat when moored.

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

Please return to PLE Office no later than March 1, 2022. Boat slip rental runs April 1, 2022 – March 31, 2023

Name: _____

Lot # _____ **Boat Length** _____

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