

Pinnacle Lake Estate Association, Inc.

Newsletter

January 2023

2022/2023 Board Members

The Pinnacle Lake Estates annual meeting was held on November 05, 2022. The membership elected Nikki Mohrmann, Steve Pogulis, and Robert Menzel for a 3-year term. Alternates: Nick Britt, Tim Ryan, & Brant Wagster. The positions held are:

President – Dan Latham
Vice-President – Rachel Haney
Recording Secretary – Barbara Baker
Treasurer – Dan Collins
Administration Secretary – Tara Wallace
Security – Dan Ryan
Special Projects – Nikki Mohrmann
Roads – Robert Menzel
Architecture – Steve Pogulis

Thank you to all past and present board members for their dedication to Pinnacle Lake Estates.

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 due July 1st of each year. Assessment invoices will be mailed at the end of May. Assessments for the year 2023 are:

PRIMARY LOT - \$377.00

SECONDARY LOT - \$80.00 (Grandfathered lots only, see above)

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 cash, check and credit/debit card payments. **Credit card payments will include a 2.5% Convenience Fee.**

Contacts

Need to contact the Office? 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 phone calls and emails 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.

Communication

Email - In an effort to streamline communication, PLE is in the process of creating an email notification system. Please send an email to pleoffice@centurylink.net with a list of all email address you wish to add. Please note this email notification system is for lot owners only.

Facebook - The Board has created and manages one Facebook page, "Pinnacle Lake Estates – Official Page." This page was created as an additional way to keep lot owners informed and updated. You will find information about recreation events, projects, general information, and things happening around the community. If you haven't already joined, please search for: Pinnacle Lake Estates – Official Page

Fax Line –The PLE fax line has been cancelled due to technology changes and advancements leading to nonuse. This will be savings of \$42.00 per month.

2023 Boat Slip Lottery

This year's boat slip drawing will be held during March's Monthly Board Meeting on March 4, 2023. If you wish to rent a boat slip, your entry and fee **MUST BE RECEIVED IN THE OFFICE NO LATER THAN March 2, 2023.** You may call to confirm receipt if you wish. Lot owners voted in favor of changing the boat slip rental process to a lottery system at the 2021 Annual Meeting. See the enclosed Boat Slip Lottery Drawing Policy for details.

2023 Lake Events

Date	Time	Event	Location
April 1 st	11:30 AM	Kids Easter Egg Hunt & Lunch	PLE Campgrounds
April 1 st	7:00 PM	Adult Egg Hunt	PLE Campgrounds
April 22 nd	8:30 AM	Spring Fling (Volunteer Clean-up Day to prepare for summer)	Picnic Area
May 26 th		Bragging Rights Tournament Begins - \$5.00 entry fee	Fee can be dropped off at office.
June 10 th	TBA	Kid's Fishing Derby	Boat Dock
June 10 th	TBA	Wayne Beegle Rubber Duck Race	At the beach
June 10 th	TBA	Kid's Fishing Derby Potluck Lunch and Award Ceremony.	Pavilion – will follow Fishing Derby.
July 1 st	10:00 AM	Boat Parade	Meet at Boat Dock
July 1 st	5:00 PM	Land Parade	Meet at North Gate
September 4 th		Bragging Rights Tournament Ends	Awards at Annual Meeting
September 9 th	9:00 AM	Annual Meeting	Refer to late summer newsletter for more information
October 14 th	8:30 AM	Fall Workday (volunteer workday to prepare for winter)	Picnic Area

Recreation

Please follow our Facebook page; Pinnacle Lake Estates – Official Page, or our website www.pinnaclelake.com for additional Recreation information to be announced.

- ◆ The Kids Fishing Derby, a real kid favorite event, will be held on Saturday, June 10th. All children 15 and younger can participate. Potluck Picnic will be served followed by the awards ceremony. Please bring a dish to share. Registration forms will be available starting Memorial Day Weekend.
- ◆ The Wayne Beegle Rubber Duck Race will also be held on June 10th, 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 1st. 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. Additional activities TBD and announced later. Please follow the Pinnacle Lake Estates – Official Facebook page and our website www.pinnaclelake.com for more information as it comes available.
- ◆ 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 2022 Wayne Beegle Memorial Bragging Rights Tournament ended on Labor Day weekend. This year, there were 36 fishermen who entered the tournament. PLE is in need of a lot owner(s) to take over the Bragging Right Tournament this year and going forward. This can be one person or more. If you are interested, please contact the office ASAP. If we do not have lot owner(s) interested in running the tournament by March 30th we may need to cancel for this year.

2022 Winners

- Catfish, 38 lbs. – John McCorkell
- Crappie, 7 oz. – Charlie LePage
- Bass, 2 lbs. 14 oz. – Mike McCulloch
- Bluegill, 15 oz. – Rick Lawrence

By-Laws and Covenants Update

Our HOA attorney, Jamie Fraser Carr, has reviewed the suggested changes that were presented to her in October 2022 and is working to prepare the final document for the membership to vote on. Soon, a mailer will be sent to all lot owners as notice that the documents are ready for review. The mailer will include a web address where the proposed documents can be reviewed and printed, as well as meeting notice details for a final Q&A review of the proposed By-Laws and Covenants in advance of the actual scheduled vote by lot owners in good standing. We strongly encourage all lot owners to take an active role in the process of personally reviewing the documents and voting. It is critical to the success of our community that all are engaged in this process.

Dredging Material

As stated in our August 2022 Newsletter, we still have dredging material available for lot owner use. Materials (dirt and rock) from the dredging can be obtained from the worksites with assistance of PLE's contractor, Jason Sherwood. Please contact Jason to make arrangements for cost and delivery of requested materials and amount. Please be mindful if adding soil to your property is encroaching or changing elevation that could cause flooding or runoff onto your neighbor's property. Please consult with the PLE Board Architecture Trustee to see if a PLE Lot Improvement Request/Permit is needed or if you are raising the grade by 5" or more over a significant area of your property. Jason can be reached at 660-734-0861 for questions or to make an appointment to obtain materials.

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.

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.

Lot Improvements – Permits Required

An application for a Lot Improvement Permit and full approval is required before starting any lot improvement. Springtime improvements are popular, so get your requests submitted as soon as possible! Forms can be found on the website or requested from the office. Mail, or drop off your completed application to the office. PLEASE submit your completed application with all required information as soon as possible in advance of your desired project start date. This will allow the architectural board member to review and resolve any questions or concerns with your request. Some requests require a full board review of the application at the next regularly scheduled monthly board meeting before they can be fully approved. Lot improvement requests are reviewed and processed as promptly as possible, ensuring complete and accurate request forms are submitted with adequate lead-time will help expedite your improvement request review/approval.

Driveways/ & Culverts - Adding or changing a driveway requires a Lot Improvement request with or without a culvert request that may be required. **NEW!!** In addition to reviewing and approving these driveway requests, PLE will now be forwarding the new driveway locations to the County Planning /911 mapping departments at their request to help ensure your actual lot driveway location is available to emergency responders. Your plat map submitted with your request that includes an accurate drawing of the new driveway location is critical for sharing this information with the County that will help in potential emergencies. Note that in addition to your PLE Lot number, most of the PLE lots also have 911 addresses assigned to them - these are noted on your annual PLE assessment invoices for your lot(s).

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.

Prohibited/Illegal Trash Dumping in PLE Dumpsters

Your help is requested to keep the PLE trash pickup services on schedule and keep costs down! There have been an increasing number of prohibited items and illegal dumping in our PLE Dumpsters; some have been posted on our Facebook site: Mini-Refrigerators, Propane tanks (with propane still in it!), TV's etc. A full list of prohibited items is located on the sign near the dumpsters. When prohibited items are found in the dumpsters the trash company can reject picking up the entire dumpster or PLE can incur additional fees to properly dispose of prohibited items. Dumping trash/items from outside PLE into our dumpsters is prohibited. When illegal/prohibited trash dumping individuals are identified as recently was the case, finer and proper disposal fees will be assessed to the lot owner. Your help in compliance, friendly reminders and reporting any violations/violators will be appreciated and help keep all our costs down.

New Year - Opportunity to come into compliance with our current Covenants/Local or State Laws

There have been formal complaints received by the Board from concerned fellow lot owners in regards to dumping of gray water (some very near our lake), potential septic tank requirements/operation, and living in RV's/unapproved dwelling structures. The Board has and will continue to follow-up on these complaints, to first seek voluntary compliance with the governing PLE covenant, ordinance, or law. In the case of any complaint going forward, the Board is asking that if any complaint/concern is governed by a local or state government, that the lot owner witness reports that potential violation to the appropriate authority/government agency first to ensure the appropriate information is captured from the witness and the best enforcement process can be started. The PLE Board still welcomes complaints also be filed with the PLE Association and that you pass on any complaints you may have already filed with other agencies. The PLE Board wants to ensure valid concerns, especially those potentially affecting the health and welfare of the PLE community as a whole are promptly addressed and resolved; we hope in all cases with voluntary compliance. Please reference your copy of the current PLE Covenants (also can be found on website) for clarification on potential concerns or violations. If you believe you may be in violation of a covenant and are/will work to voluntarily come into compliance, the PLE Board is willing to work with you and discuss specific situations if needed. Please note that the discharging of gray water on the ground VS an approved septic system is a violation of County and State DNR law and is NOT 'grandfathered in'.

Seeking Volunteers for potential PLE Improvement projects:

PLE always has lots of improvement and maintenance needs - Do you have skills, experience, and time to help improve your Lake community? Potential projects this year need skills in small retaining block/wall work, carpentry, concrete, shed move/level/reset, landscaping, and more. Please email the office or use the sign-up sheet in the office to list your skills or how you would be willing to help. Once projects are approved, funded if needed, and scheduled, someone will be in touch with you. Thanks in advance for supporting your community improvements!

2023 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 30th for the April 1, 2023, board meeting. All parties will be contacted following that meeting.

Employment Opportunities

Housekeeper – PLE is seeking a Housekeeper for the 2023 season. This is a part-time position, not to exceed 8 hours worked per week. The hourly rate of pay is \$15.00/hour. The Housekeeper is responsible for ensuring the Bathhouse, Office building and Beach/Picnic/Pavilion grounds are clean, safe, and well maintained for lot owner use and enjoyment. For more information or to apply please visit our website www.pinnaclelake.com.

Security Officers – PLE is seeking Security Officers/Courtesy Guards for the 2023 season. Part-time shift work. Starting Salary \$15.00 per hour, eight-hour shifts. Experience desired but not necessary. For more information or to apply please contact Dan Ryan at 314-852-5879 or visit our website www.pinnaclelake.com to complete an application.

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.

CONSERVATION OFFICERS RETURN!

The Board was recently approached by the Missouri Department of Conservation to introduce its two new agents assigned to the districts that encompass the Lake. The Lake has not had Conservation coverage for a few years since the retirement of the last agent who covered our Lake. The new agents are Ricky Dawson and Ashton Crance. Ricky can be reached for any questions or issues at Ricky.Dawson@mdc.mo.gov, or 573-864-3559. Ashton can be reached at ashton.crance@mdc.mo.gov or 636-441-4554. They will be enforcing the laws, statutes, and rules set forth by the Missouri Department of Conservation relating to fishing, hunting, and boating. They will also offer clinics on fishing, hunting, and nature throughout the summer. Please go to the website (<https://mdc.mo.gov/>) to see if there are any specific clinics or talks you would like to have and give them a call.

To buy fishing licenses online, please use the app MO Fishing and for hunting licenses use the app MO Hunting, or use the website. Currently **NO** hunting with firearms is allowed anywhere inside Pinnacle Lake Estates. Ricky and Ashton are excited to help make our Lake a positive experience for all.

PLE Wildlife Awareness Note

Notice - We have had a Bear sighting, and multiple sightings/encounters of 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 2023 on the water. The Missouri State Highway Patrol (MSHP) is offering water safety courses in the coming months for free and boater safety course ID cards for those of younger ages - consider those for your safety and the safety of others on the water! Check your MSHP Troop HQ location for details. Per MSHP, All vessels must be at no wake, idle speed, when operating within **100 feet** of a dock, pier, or occupied anchored boat. Per PLE Recreation Rules, movement shall be counterclockwise around the Pinnacle and all islands. **KEEP THE ROCK TO YOUR LEFT.**

It is lot owner responsibility to make sure their guests know and follow our rules, especially those that are so critical to safety.

Thank you for 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.

Boat Slip Fee Increase 2023

Due to increased demand for boat slips over the years, lot owners have asked the Association to consider adding additional boat slips. We have done the research and can add a maximum of 8 additional slips, 4 on the end of each existing dock. We have gathered very detailed feedback from all who rented slips in 2022 and based on that feedback, we have decided to add 4 of the possible 8 slips this year. In order to afford the cost of this project, slip prices are being increased to \$250 for a single slip and \$500 for a double slip. Please provide your email address and/or follow our Facebook page (Pinnacle Lake Estates – Official Page) for updates and a timeline on this project.

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 2, 2023. You may call to confirm receipt if you wish. 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 2, 2023. Boat slip rental runs April 1, 2023 – March 31, 2024

Name: _____

Email address: _____

Lot # _____

Boat Length_____

Single: _____

Double: _____

\$250.00 (i.e. small fishing, john boat)

\$500.00 (i.e. pontoon)