

Pinnacle Lake Estate Association, Inc.

Newsletter

January 2024

2023/2024 Board Members

The Pinnacle Lake Estates annual meeting was held on September 16, 2023. The membership elected Carley Lewis, Mark Hodge, and Mike Cross for a 3-year term. Alternate: Tara Wallace. The positions held are:

President – Carley Lewis
Vice-President – Dan Latham-Smith
Recording Secretary – Mark Hodge
Treasurer – Bob Menzel
Administration Secretary – Nikki Mohrmann
Security – Dan Ryan
Special Projects – Brant Wagster
Roads – Mike Cross
Architecture – Steve Pogulis

NEW Direct Contact Emails coming soon for all board members. Will be posted on website when active!

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 2024 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 Month 8:00 AM – 12:00 PM

All phone calls and emails will be returned during these hours.

Security Email: pinnaclelake911@gmail.com

Security Main Gate Guard Shack: (636) 585-2226 while guards on duty.

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

2024 Boat Slip Lottery

This year's boat slip drawing will be held during the March Monthly Board Meeting on March 2, 2024. If you wish to rent a boat slip, your entry and fee **MUST BE RECEIVED IN THE OFFICE NO LATER THAN Feb 29, 2024.** 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.

2024 Recreation Events

Date	Time	Event	Location
March 23 rd - May 31 st		Recreation Raffle	More Information Available March 18, 2024.
March 23 rd	11:30 AM	Kids Easter Egg Hunt & Lunch	PLE Campgrounds
March 23 rd	7:00 PM	Adult Egg Hunt	PLE Campgrounds
April 20 th	8:30 AM	Spring Fling (Volunteer Clean-up Day to prepare for summer)	Picnic Area
May 24 th		Bragging Rights Tournament Begins - \$5.00 entry fee	Fee can be dropped off at office.
May 25 th	1:00 PM	Poker Run & After Party	Pavilion
June 1 st	9:00 AM	Recreation Raffle Drawing	PLE Monthly Board Meeting
June 8 th	8:00 AM	Kid's Fishing Derby Registration	Main Boat Dock
June 8 th	8:30 AM – 11:30 AM	Kid's Fishing Derby	Main Boat Dock
June 8 th	11:45 AM	Wayne Beegle Rubber Duck Race	At the beach – Purchase ducks anytime during fishing derby.
June 8 th	Noon	Kid's Fishing Derby Potluck Lunch and Award Ceremony.	Pavilion – will follow Fishing Derby.
July 6 th	10:00 AM	4th Celebration - Boat Parade	Meet at Main Boat Dock
July 6 th	11:30 AM	4th Celebration - Cardboard Boat Race	Beach
July 6 th	5:00 PM	4th Celebration - Land Parade	Meet at North Gate
Aug 31 st	4:00 PM	PLE Luau	Pavilion
Sept 2 nd		Bragging Rights Tournament Ends	Awards at Annual Meeting
Sept 28 th	4:00 PM	Fall Gathering	Pavilion
September	9:00 AM	Annual Meeting	Refer to late summer newsletter for more information
October 19 th	8:30 AM	Fall Workday (volunteer workday to prepare for winter)	Picnic Area

The Board and Dena Cross wish 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, 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 or Dena Cross, Your Recreation Chairperson to volunteer!

Dena can be reached via phone, text, or Facebook messenger at 636-359-7450, 8 AM-8 PM.

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

Recreation Events Continued

- ◆ The Kids Fishing Derby, a real kid favorite event, will be held on Saturday, June 8th. All children 15 and younger can participate. Potluck Picnic will be served followed by the awards ceremony. Please bring a dish to share. Registration starts at 8:00 AM at the boat docks.
- ◆ The Wayne Beegle Rubber Duck Race will also be held on June 8th, 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 6th. 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. The cardboard boat race will start at 11:30 am at the beach. The land parade begins at the North Gate at 5 pm. Cardboard boat race rules will be posted Memorial Day weekend.
- ◆ 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 takes a long time to mature, catch and release of these fish are essential for the first three years.
- ◆ The 2023 Wayne Beegle Memorial Bragging Rights Tournament ended on Labor Day weekend. This year, there were 36 fishermen who entered the tournament.

2023 Winners

- Catfish; Rick Lawrence 11 lbs. 9 oz
- Crappie; Steve Van Horn 9 oz
- Bass; Steve Van Horn 5 lbs. 4 oz
- Bluegill; Micha 11 oz

Volunteer Recognition

A huge thank you to the enormous crew of neighbors that came out this fall for workday. You all worked hard, and it shows. Brush and limbs were cleared from the sides of roads, general cleanup at the guard shacks, office, and bath house. Jonesburg hauling volunteered his time and machine to take down dead trees and smooth out the remaining dirt piles at the campground. We welcome any and all help, there is always a task no matter your physical ability. These cleanup days are an important part of our association, they not only benefit the lake as a whole, but they also build a strong foundation of community and respect among its participants. If you have never been a part of the cleanup team, I urge you to join in, meet some new faces, and make a positive impact to our community.

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!

By-Laws and Covenants Update

Our HOA attorney, Jamie Fraser Carr, has reviewed the suggested changes that were presented and has prepared the final document for the membership to review and vote on. The documents are ready for review on our PLE website; www.pinnaclelake.com and the Official Pinnacle Lake Facebook Page. We strongly encourage all lot owners to take an active role in the process of personally reviewing the documents. It is critical to the success of our community that all are engaged in this process. To view the documents on the PLE website, you first must login onto the website. Click on the Members tab, then click on By-Laws & Covenants Revision Committee Minutes. We have a link posted for each document. Due to the number of pages and the price of postage, if you need a copy, please call the office, and let Cheryl know and a copy will be printed for pickup.

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 amounts of rain, it causes costly damage to our roads. Lot owners may be held responsible for PLE road repairs for damage caused by lot owner owned culverts that are severely neglected or installed without approval. 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 request 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, Dishwashers, Concrete, BBQ grills, TV's etc. A list of prohibited items is located on the sign near the dumpsters if you are in doubt if it can be placed in the dumpster it likely cannot. 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 by our security systems or witnesses as recently was the case, finest 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

2nd FYI Post! - There have been formal complaints received by the Board from concerned fellow lot owners in regard 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 voluntary 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'.

2024 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 28th for the April 6, 2024, board meeting. All parties will be contacted following that meeting.

Employment Opportunities

Housekeeper:

PLE is seeking a Housekeeper for the 2024 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 2024 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 on 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 grounded/3 prong cords, are in good condition and not frayed/broken ground prong etc. This will help keep the GFIC device from tripping and prevent cords from having to be disconnected.

Conservation Officers

The Board was approached by the Missouri Department of Conservation last year 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 Bree Hamblin and Ashton Crance. New this year is Bree, she can be reached for any questions or issues at Bree.Hamblin@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. Bree and Ashton are excited to help make our Lake a positive experience for all. These agents serve all of us through protecting state conservation while also serving Pinnacle Lake Estates while they are here, please give them a warm welcome and thank them for their service if you see them!

Water Safety Corner

We all are looking forward to a fun and safe 2024 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.

Security Corner

In the new 2024 season, **we are asking all our lot owners to help your community** by not only adhering to our covenants and rules that are meant to protect everyone's interests but also provide another set of eyes or even friendly reminders to fellow owners and guests when you spot problems.

Our top complaints from the PLE community are speeding (Limit is 17 mph- safety and dust reasons), dangerous driving and SPEEDING of ATV's/UTV's on roads and on common grounds/off-roading (campground wooded trails excluded), noise after quiet hours and leaving trash in fire pits at the campground, and trespassers (unauthorized guests, motor vehicles, and non-registered boats). A privately owned and maintained roadway within the lake 'loop' that has been open for the convenience of the community has been significantly damaged and vandalized by ATV/UTV speeding/rutting, this may soon curtail or limit access/use, any roadway should be respected, care must be taken by a driver of any type. Excessive loud noise at the campground after dark echoes and travels far into the hills and can disturb your fellow PLE neighbors in the adjoining properties high on the hill. The help from the community to eliminate these problems is needed and can make the biggest impact. If you see something, say something to help your community and safety of others - peer or fellow community lot owner pressure can go a long way! Your behavior and immediate intervention where possible can make a huge difference as security cannot be everywhere all the time, the community and parents can help the most to change problem behaviors more than security enforcement possibly can. Adult and minors can help call out their peer violators when they see violations or report them to the guards in person or at pinnaclelake911@gmail.com reports or complaints will remain confidential.

Beach and Pavilion use reminder: PLEASE obey the posted rules and respect your fellow beach goers so everyone has a safe and fun time. **NO ANIMALS and NO GLASS on the beach, Picnic, or Pavilion areas** - this includes **no glass in coolers on these areas**. These rules are strongly enforced to protect everyone's health and safety. If you rent the Pavilion for parties/events, please meet the cleanup requirements of your reservation agreement.

Watercraft Requirements Reminders

All watercraft on Pinnacle Lake and in rented boat slips are required by our long-standing covenants/rules to have current state registrations and insurance in effect, as well as Pinnacle Lake Estates registrations. State watercraft registration numbers must also be applied in accordance with state registration guidelines. All these requirements are to protect everyone on the water and be able to identify watercraft. Update registration, stickers, or number decals now to be ready for a no-issue season!

Pinnacle Entry Gates - Your and ~ 460 Lot Owner's Front Door!

To ensure the security of our association and protect our gate entry investment, each vehicle **MUST** stop at the gate and present/scan their card at gate entry reader, tailgating on entry even if it is a lot owner is prohibited. When exiting the community gates, you are also required to stop at the stop sign... waiting for the gate to fully open before exiting through the gate. Tailgating other cars or running through an open or closing gate is prohibited and can result in damage to our gate systems and or your car that you will be liable for. In addition to Pinnacle Security systems, our guards, and staff, upstanding community members have assisted in reporting incidents to insure restitution of damage to Pinnacle gates and assets. Tampering with PLE gates or security systems will not be tolerated. Any person caught causing the destruction/vandalism of any PLE property will be issued an immediate citation/fine of \$300.

Guests

All guests must be authorized by the lot owner for entry into our community. Guest or family members that are not on the property deed cannot authorize guests for entry into Pinnacle Lake Estates. Unauthorized and unescorted guests caused many of our issues in the last season, please help protect our community and the PLE amenity experience for all our community members.

Final message and request:

Our PLE Guards are here to keep you safe, secure, and help. If we all work together and respect each other in the 2024 season we can have a safe and great time. Please feel free to introduce yourself to our guards, show them/tell them you appreciate their efforts, it is the next best compensation they can receive! We look forward to great coming seasons of 2024 and making great memories within the beauty of Pinnacle Lake!

Boat Slip Lottery Drawing & Policy – CHANGES TO SLIP RENTAL, ETC.

This year’s boat slip drawing will be held during the March Monthly Board Meeting on March 2, 2024.

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 February 29, 2024. 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 the 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 the PLE Office no later than February 29, 2024.

Boat slip rental runs April 1, 2024 – December 31, 2024

Name: _____

Email address: _____

Lot # _____ **Boat Length** _____ **Boat Sticker#** _____ **Motor Sticker #** _____

Single \$250.00: _____ (Small fishing, John boat ONLY) Double \$500.00: _____ (i.e. Pontoon)