

Pinnacle Lake Estates Association, Inc.

Newsletter

January 2025

News You Need to know!!!! Your input and action is Required!!!!!!

1. **Specially called meeting to vote on proposed by-laws and covenants** - A specially called meeting to vote on the proposed bylaws and covenants will be held on May 3rd, 2025, at 1 pm at the Pavilion.

Additional topics to be discussed at Special meeting

- a. **Increase in Assessment:** Community input is needed on current budget needs and options to increase revenue.
- b. **PLE Bathhouse Update:** Research and cost estimates are underway to identify the best option to improve, expand, or replace the aging and inadequate PLE Bathhouse as a separate improvement project. Your input for this plan, and best option you support will be sought in the near future via meeting feedback and a PLE formal survey. Think about what you would like to see done to our bathhouse to meet our current and very near future needs.

If you cannot attend this meeting the Proxy document is attached. Please ensure your proxy is notarized and delivered either by mail or in person to the office at least 5 days prior to the meeting. If you cannot meet this deadline, please have the person who will execute your proxy arrive at the meeting no later than 12:30 so it can be processed.

2. **2025 Boat Slip Lottery** - This year's boat slip drawing will be held during the March Monthly Board Meeting on March 1, 2025. If you wish to rent a boat slip, your entry and fee **MUST BE RECEIVED IN THE OFFICE NO LATER THAN Feb 25, 2025**. 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 and request form on page 7 for details.
3. **Town hall meetings** - The Bylaws and Covenants revisions will be complete by February 1st, 2025. The Board has attempted to take all of the community's input into the revisions. The new and improved proposed documents will be posted on the PLE Webpage as well as the PLE Facebook page for review. In addition, there will be town hall meetings for further discussion. Two question and answer meetings will occur on March 1st, 2025, and April 5th, 2025, at 1pm at the Pavillion. A hard copy of the proposed documents can be requested from the office to be picked up in person. If you would like it mailed you will need to send payment for the cost of mailing to the office prior to delivery.
4. **Email** - Going forward the PLE board would like to email you regarding updates, input on possible actions, meetings and just overall PLE happenings. **Using email to contact owners will give PLE a quick way to share needed information with lot owners without incurring the cost and delay of using a mailing. Please contact the office with your email at: pleoffice@centurylink.net or (636) 585-2226**
*Please note this email notification system is for lot owners only.

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5. **Spring Cleanup Day April 26th 8:30am** - We need your help to keep the community running!!! Please volunteer. Project include Remove debris from gutters on office, guard shack and bathhouse, Remove trash from beach area, pavilion, boat dock area and campground area. Remove debris from Dam, remove debris/leaves from tennis courts, remove trees/bushes from around the beach and boat dock area, Power wash office, guard shack, bathhouse and pavilion, Painting the window trim around the office, Power wash picnic tables, Prepare PLE store for opening, making sure area around dry hydrants are free and clear, hang swings and tennis net, Spray weeds on dam, Spray weeds by beach, and De-winterize bathhouse,

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 2025 are:

PRIMARY LOT - \$377.00

SECONDARY LOT - \$80.00 (Grandfathered lots only)

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.**

Collection Procedures

Payments required under the Association's governing documents are due on or before July 1st of every year.

If payment is not made on or before July 1st, the collection process is as follows:

- Interest of 18% per annum will be added to the balance.
- Voting privileges will be suspended.

If payment becomes 30 days past due:

- The association will send out the first courtesy letter.
- All gate cards, except primary card will be suspended/shut off.

If payment becomes 60 days past due:

- The association will send a 2nd courtesy letter.
- All gate cards that were suspended/shut off gate will require a \$25.00 reactivation fee.

If payment becomes 90 days past due

- The association will issue and file a line on the property(s).
- The association will notify the association's collection attorney.

If payment becomes more than 24 months delinquent

- The association will refer the file to our collection's attorney for appropriate action.
- All fees incurred by our attorney to recover the delinquent amount will be assessed to the member.

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2024/2025 Board Members

The Pinnacle Lake Estates annual meeting was held on September 14, 2024. The membership elected Andrew Hall, Brant Wagster, and Jane Alexander for a 3-year term.

President – Carley Lewis

Vice-President – Andrew Hall

Recording Secretary – Jane Alexander

Treasurer – Bob Menzel

Administration Secretary – Nikki Mohrmann

Security – Mark Hodge

Special Projects – Brant Wagster

Roads –

Architecture – Steve Pogulis

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

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

Security Email: pinnaclelake911@gmail.com

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

Road issues- email to: ReportPLE@gmail.com

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

2ND & 4TH Saturday of each month 8:00 AM – 12:00 PM

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

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

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Security

The 2025 season will be here sooner than you think, and Security will need a couple new guards for our team. If you know anyone interested in applying, please let us know!

Winter Season Note:

Security will open the gates in icy conditions for safety reasons.

2025 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 31st for the April 5, 2025, board meeting. All parties will be contacted following that meeting.

2025 Recreation Events

Date	Time	Event	Location
April 12 th	11:30 AM	Kids Easter Egg Hunt & Lunch	PLE Campgrounds
April 26 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 or given to Steve Van Horn.
May 3 rd	1:00 PM	Specially called Meeting for By-Laws and Covenants – Vote on proposed By-Laws and Covenants.	PLE Pavilion
June 7 th	8:00 AM	Kid's Fishing Derby; Registration	Main Boat Dock
June 7 th	8:30 AM – 11:30 AM	Kid's Fishing Derby	Main Boat Dock
June 7 th	11:45 AM	Wayne Beegle Rubber Duck Race	At the beach – Purchase ducks anytime during fishing derby.
June 7 th	Noon	Kid's Fishing Derby Potluck Lunch and Award Ceremony.	Pavilion – will follow Fishing Derby.
July 5 th	10:00 AM	4 th Celebration - Boat Parade	Meet at Main Boat Dock
July 5 th	5:00 PM	4 th Celebration - Land Parade	Meet at North Gate
September 1 st		Bragging Rights Tournament Ends	Awards at Annual Meeting
September 13 th	9:00 AM	Annual Meeting	Refer to late summer newsletter for more information
October 11 th	8:30 AM	Fall Workday (volunteer workday to prepare for winter)	Picnic Area

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A huge thank you to all the past volunteers who have made these events successful. We still need you!!!! Information regarding upcoming event volunteers will be posted on the PLE official Facebook Page. We hope to see you all there!!!!

2024 Fishing Information

On November 8th, 2024, we stocked the lake with 300 9"-12" Catfish, 150 4"-6" Redear Sunfish, 150 6"-8" Walleye and 260 8" Grass Carp. 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. Please release Walleye that are under 15". Anglers are encouraged to remove Bass that are less than 12". Please make sure to follow Missouri Conservation fishing regulations regarding length minimum and daily limits.

The 2024 Wayne Beegle Memorial Bragging Rights Tournament ended on Labor Day weekend. This year, there were 36 fishermen who entered the tournament.

2024 Bragging Rights Winners –

Catfish; John McCorkell 40 lbs.

Crappie; Steve Van Horn 9 oz

Bass; John McCorkell 6 lbs. 13 oz

Bluegill; Tim Hendricks 1 lbs. 1 oz

PLE Property and Upkeep- We need you!!!!

Volunteer Recognition

The Board would like to thank the enormous crew of neighbors that came out this fall for the Fall Workday. You all worked hard, and it shows. The volunteers cleared brush and limbs from the sides of roads, painted cement barriers around lake, trimmed trees hanging over association owned buildings and traffic signs, cleaned gutters on office, bath house and guard shack, removed debris from the dam, removed leaves from tennis courts, removed tennis net and swings to be stored for the winter, put down a new floor in the main gate guard shack, leveled the main gate guard shack, and cleaned and organized the PLE storage shed behind the office. We welcome any and all help, there is always a need 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 PLE community? Potential projects this year need skills in small retaining block/wall work, carpentry, concrete, landscaping, plumbing, tree removal 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!

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Buying and/or selling a lot:

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.

Once a lot is sold the gate cards associated with that property will be turned off. New owners will need to make arrangements with the office to get their gate cards.

Lot Improvements – Permits Required

An application for a Lot Improvement Permit and full approval is required before starting any lot improvement. Permits can be requested from the office or found on the PLE website.

Lot Changes/Improvement Reminder

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

Boat Dock Safety

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 agents assigned to PLE are Bree Hamblin and Ashton Crance. Bree 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.

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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 1, 2025.

1. Boat Slip Lottery drawing entrants:
 2. Must be in Good Standing with PLE Association (Good Standing indicates a lot owner with all annual and special assessments are paid in full).
 3. Must have a boat that is properly registered with the PLE office.
 4. Must have current state registration and insurance information (25,000) on boat.
 5. Only one entry per lot owner.
1. Boat Slip request forms must be filled out, include payment, and be returned to the office NO LATER THAN February 28, 2025. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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

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

Return bottom portion 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 28, 2025.

Boat slip rental runs April 1, 2025 – December 31, 2025.

Name: _____

Email address: _____

Current Insurance: _____

Lot # _____ Boat Length _____ PLE Boat Sticker# _____ PLE Motor Sticker# _____

State Issued Boat Sticker# _____ State Issued Motor Sticker# _____

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

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PINNACLE LAKE ESTATES ASSOCIATION, INC

PROXY

I, THE UNDERSIGNED, HEREBY NOMINATE, CONSTITUTE, APPOINT AND DESIGNATE:

(Please print representative name)

to act as my true and lawful representative for a Specially Called Meeting to vote on the use of the Proposed By-laws and Covenants of Pinnacle Lake Estates Association, Inc., to be held at the PLE Pavilion, 102 Skyline Dr South, New Florence, MO 63363, at 1:00 PM, Saturday, May 3, 2025. I authorize and direct my said representative to vote on all matters to come before the meeting to the same extent I could if I were present.

Dated this _____ day of _____, 2025.

Name _____ Lot Number _____ Section _____
(Please print lot owner's name)

Owner Signature

STATE OF _____) ss

County of _____)

On this _____ day of _____, 2025, before me personally appeared.

_____ known to me to be the person whose name is signed to the foregoing instrument, and who acknowledged before me on this day that he/she executed the same voluntarily as his/her free act and deed.

Notary

All proxies mailed to the office must be received no later than 12:30 PM on April 29, 2025. Your proxy will be given to the person you designate at the Specially Called Meeting. If you do not know anyone to designate, you can designate a board member to vote on your behalf. If you choose to hand carry a proxy to the meeting rather than mail it prior, please arrive between 12:15 – 12:30 PM the day of the meeting to allow for additional time to verify your proxy.

Please mail notarized proxy to: Pinnacle Lake Estates, 102 Skyline Drive S, New Florence, 63363