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Peaceful Valley Property Owners Association

Splash Newsletter

April 2024



Peaceful Valley Lake community water tank at left with workers and equipment for refurbishment project Mar. 24

Water work news!

From Mike Garlock, President of the Board PWSD #1 – The Gasconade County Public Water Supply District (PWSD) #1 has oversight from the Missouri Department of Natural Resources (DNR). That oversight includes Peaceful Valley water and sewer systems. In a recent inspection, the DNR indicated that our water tower was in need of refurbishment. Our Operations Manager, Don Burrows, sought out companies that could reliably and efficiently perform the work required by the DNR guidelines. There are limited regional companies that perform this type of work and it's relatively expensive. Bids were sought and the company selected and approved by the PWSD board is Viking Industrial Painting from Omaha, Nebraska.

At a higher level, they will complete the following:

1. Repair / improve various screens,vents, and hardware
2. Remove the interior coating and add coats of primer, epoxy, and sealant to specific areas
3. Fully wash the exterior and apply coats of epoxy and polyurethane
4. Provide a full robotic inspection of the interior and full visual inspection of the exterior in 2028 and prepare an inspection report

The work has already begun, as you see in the picture above, taken March 24. Our water tower was offline at that time. We are now accessing water through alternate means but this should have no impact to water pressure for most, if not all, users. We'll keep customers notified of any alerts or actions.

The total cost is \$113,704 and the work should take approximately 3 weeks to complete. Don was able to secure payment terms that are favorable to the PWSD. Our initial payment is \$25,000 and has been provided to Viking. After that, we will have 4 equal payments of \$22,176 due on December 1st of 2025 through 2028.

Progress on the Waste Water Treatment Facility

The winning contractor for the new Waste Water Treatment Facility (WWTF) has been selected and will be announced soon. The PWSD will close on the WWTF loan on Apr. 9th and will hold the preconstruction meeting the same day. Construction activity should begin shortly after and is expected to be complete by the end of 2024.

EVENTS OF NOTE

Friday, Apr. 19, 6:00 PM, monthly association board meeting, Lodge. All are welcome.

Monday, Apr. 15, 5:00 PM, Monthly Public Water Supply District (PWSD) meeting, Lodge. All are welcome.

Save paper and mailing:

[CLICK HERE](#) for PWSD consent form to get bills via email or text.

Covid Tests through the mail again. Go to covidtests.gov or call 1-800-232-0233

ANNUAL MEETING APRIL 27

Emergency alert links you should know

If you would like weather alerts, including severe storm warnings and spring-season tornadoes:

1. Get local alerts for the Owensville area, Gasconade County, [HERE](#). You can also go to the county Emergency Management Agency [FaceBook](#) and register to get notified via phone or text. You will have to log in and access "my account" [HERE](#)

2. You can download the FEMA app for personalized weather alerts and resources from Google Play and the Apple Store. It is a

Gate progress advancing

The board has bids for electrical work at the lower entrance and also a face lift planned for the little old lava rock house. Watch for updates!

Boy oh boy more Buoys

Because some boaters of the lake population are not aware of the 100 ft. distance from shore, there will be new buoys placed at the beach area and down the shallow leg of the lake, including marinas. They will be white and have "100 ft." so you will know not to push your vessel's wake into the "no-wake-zone" between the buoys and shore. People are experiencing damaged docks and seawalls from high-energy wake swells too close to the shore. Please be aware that everyone deserves a good time at the lake.

Dredging around the beach area

Though no overall lake drainage plan is ready, the beach area is scheduled for mitigation soon. Both sides of the sand, playground and grass area will be dredged to allow more water to flow, protecting the sand and playground area from the damage we have experienced over the last 2 years.

3. You can also activate Wireless Emergency Alerts (WEA) on your cell phone in SETTINGS. These FEMA alerts are sent to your mobile device wherever you may be in harm's way, without the need to download an app or subscribe to a service. WEAs do not track your location. They are broadcast from area cell towers to mobile phones within the defined geographic location of the alert.

Boat slip raffle 2024!

Put your name in at the lodge before April 20.

Board candidates

3 board positions will be open for vote: The people currently in the positions are Mark Martinez (Secretary), Tony Westermann, and Brian Kinworthy.

You will have opportunity to vote online starting March 29, 2024, via mail (paper ballots at the lodge), or at the **Annual Meeting April 27.**

Following are the candidates:

Cathy August. Cathy and her husband Doug have been members since August of 2023. They are retired and live in the subdivision. Doug is an avid fisherman and Cathy has many years of experience as Secretary for other volunteer organizations. The couple have frequented association meetings and social gatherings since they relocated here to get well acquainted.

Tyler Hicks. Tyler and his wife Jessica have been members since 2022. Tyler is an Owensville native and has been coming to the lake with family since childhood. He served in the military and as a Police officer before moving his family into Peaceful Valley. He is now a Manager and coordinates all shipping and receiving at Jahabow.

Gary Brauks. Gary and his



Counting Fish

May 21st is the tentative date for environmental assessment of Peaceful Valley Lake, weather permitting. Scott Williams, a Biologist from the Missouri Department of Conservation, will complete an electrofishing survey of our lake. The purpose of the survey is to assess the fish population and overall lake conditions.

He did the last survey in 2019. For safety, he asks that boats and members steer clear of his vessel while he manages the fish and gathers data. The fish will be returned to the water unharmed.

He welcomes members to meet him and ask questions at the marina as he completes the process and docks his boat.

We will get official reports a few weeks later with specific recommendations, however he can give us some preliminary information that day based on his years of experience.

April 20 is the date

Fishing Tourney

Saturday May 18 marks the first **Peaceful Valley Karl Kurtz Memorial Fishing Tournament!** The competition will be open to all members in good standing with registered boats. Entrance fee is still to be determined.

Brian Tharp will be working details with fisherpeople around the community. If you want to assist, contact him at 660-787-0058, or by email at brian@prairiebarnwinery.com.

fish image by tohamina on freepik

Boater certification

Since watercraft operators must carry a certification card with them in Missouri, the board has added a stipulation on your boat registration signed form that requires those under the age of 21 to have taken the course.

They must be able to produce proof of taking the class while on the water here. This also applies to those who reside out of state.

[You can also take the class online.](#)

Missouri Department of Public Safety

Certificate Number 9786543	Certification Date 08/31/11
Birth Date 08/22/89	Instructor Boat Ed

JAMIE Q. BOATER
1234 ANY STREET
ANYTOWN, ST 12345-0000



on the lake. He is retired and offers us 35 years of maintenance experience. He also worked for Missouri Conservation department, doing engineering and fish studies.

Donald Dietrich Jr. Don and his wife Rhonda have been lot owners since 1975. His Grandfather was one of the original owners. Don has previously served on the board and assisted with projects like road paving and the low-water bridge at the lower entrance. Don is retired and has an extensive background in engineering and construction management.

SURVEY HERE!

[Click here](#) to go to the web-based survey. The board has a shortlist (well, maybe long!) of projects, but will ask you for future focus starting 2024. Pick up a paper survey at the lodge office or go online.

The board will report at the **Annual Meeting April 27.**

Donate unwanted items (big and small) for the upcoming PVL Rummage Sale! 100% of your donations will go toward completion of the security gates project.

The Community-Wide Rummage Sale is scheduled for the weekend of Owensville's city-wide garage sale, April 20. It will be held in town near Jost Tire Company. Discover a few new-old things you can't live without!

To donate smaller items, bring them to the lodge for temporary storage. If you have questions, please contact Jamie Gerloff, property manager, at 573-617-9615, or by email at peacefulvalleylake@gmail.com.

For people with larger items that require help and/or hauling, contact Brian Tharp, PVL Board Member, at 660-787-0058, or by email at brian@prairiebarnwinery.com. He is planning to pick-up items around the lake on the previous Sunday, April 14.

Drop anything off at the Lodge — as soon as you start spring cleaning!

Reminders

Ditches and culverts: Now that we are in the rainy season, remember to clear your ditches and culverts to allow water to drain through instead of over. People down hill from you will be grateful for your attention.

Dogs and other pets: Any outdoor pets need to be either fenced or leashed for general well-being of all pets and people — according to community bylaws. I know an avid runner who is afraid to take her dog out with her because other dogs run at them while on the road.

There is a particular dog that is constantly roaming, exhibiting aggression, scaring other animals and people, and invading privacy. Please be aware that letting your dog roam is not a kindness — you are not out in the wide-open country. A roaming dog is at most threatening and at least an unwelcome inconvenience to everyone in the community.

Lake Classifieds

Contact the editor to run an ad in *Splash*: \$5 per month (a monthly publication); \$50 per year; maximum 5 lines in print version of the newsletter, approx. 30 ltrs per line.

Jamie Gerloff Mary Kay, Independent Sales Director. Contact me: 573-241-2793. 60 years of Quality Skin Care & Cosmetics. Fast & Free Samples & Delivery

Jun24

Looking for local reel cleaning and repair?

Give me a call. 630/334-6107. **Doug August**

May24

Karen Hoemeke, helping people buy and sell homes for 17 years. Top 5% all MO Coldwell Banker Realtors. I live in PV and specialize in PV. 314-973-1218

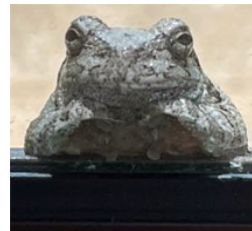
Dec24

The newsletter reaches 267 people through direct email, is available to anyone on the PVL website, and paper copies can be picked up at both gates and the Lodge.

Organized fun

Join the Wednesday dinner club 5:30 Wednesdays: The location changes each week. Randy Fuller (or friend) posts on Nextdoor by Wednesday evening where to be the following week. People decide where to meet drawing out of a "hat." All invited!

PVL Book Club: The next gathering is planned for Apr. 16. We will be talking about *The Cold Dish* by Craig Johnson. May 23 will be the following book discussion about *The Invisible Life of Addie LaRue*, by V.E.Schwab. Meet at 4:30. Discuss by 5:00 pm. at the Lodge. If you wish, bring snacks and beverages. Anyone is welcome, whether you have read the book or not! Email lolle_boettcher@yahoo.com for questions.



Peeper peeping

Our mailing address is:

PVPOA, 3400A Peaceful Valley Rd., Owensville, MO 65066
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[Contact the editor](#)

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