



August 10, Happy 200th
Birthday, Missouri!!

Peaceful Valley Property Owners Association Newsletter

Visit our website at www.peacefulvalleylake.com
August 2021



Welcome to August. It looks like the typical east central Missouri weather has finally shown up, with temperatures and humidity in the 90s for the last few days of July.

Most nearby schools, to include universities, are gearing up to start on Monday, August 23rd. Hopefully this will be a more normal year for not only the schools but for all of us.

August Events:

- Saturday, August 10th: Missouri Bicentennial.** On this day in 1821, President James Monroe signed the law admitting Missouri as the 24th state of the union.
- Monday August 16th, 5:30PM to 6:30 PM, Public Water Supply District #1 Board of Directors Meeting.**
This is the regular monthly meeting.
- Friday August 20th, 6 PM to 8:30 PM, PV Property Owner's Association Board of Directors Meeting.**
This is the regular monthly meeting.

Pool Update and Step Project Update



Hot summer days are here! Come cool down at the pool. The construction on the new stairs and sidewalk to the pool entrance is almost complete. The concrete work is finished, and the hand railings will be installed in the near future. Thank you to everyone who has helped with this project, as well as thank you to the members for being understanding while the concrete construction was in process. As for the pool schedule, with school resuming August 23rd for most students, the pool will have reduced hours of operation after school starts. The pool will be closed Tuesdays through Thursday's starting August 24th. The final pool closing date for this season will be announced with the September newsletter.

Watercraft Sticker Audit

Only members in good standing can have watercraft in the complex. Our method to ensure the watercraft belong to members in good standing is using a

combination of your membership number affixed to the craft plus a sticker valid for only one year from July 1st to June 30th. During the pandemic last

summer, we saw a significant uptick in lake usage, particularly by non-members and non-current members. To ensure we do not have the kind of issues we saw last summer, we have increased our efforts to ensure only members in good standing have access by challenging people as they enter the complex and increased boat & security patrols. We expect current members to have membership numbers and a current sticker on their watercraft so we can easily tell who is and isn't allowed on the lake. Unfortunately, we know a lot of members in good standing do not have current stickers on their watercraft, but we didn't know how prevalent this issue is, so two of our board members did a sticker audit over the weekend of July 17, 2021



Any watercraft that did not appear to be properly stickered was noted and a visual inspection was performed on July 18, 2021 from the road as well if the watercraft did not have a Membership Number attached.

44 watercraft were found to be in violation of the rules, and as a result, letters were mailed to owners on record for these violations. Note that these were just the watercraft that were at the lake that weekend

and probably represents about 20% of the watercraft that were here that weekend.

The audit was performed for the wellbeing, security, and safety of our community. If an accident should occur on the lake or anywhere in the Peaceful Valley Community, it is imperative we know that the watercraft is registered to a member in good standing and not for a watercraft that is illegally using our facilities.

If you have paid your dues and have not received your stickers, please contact the office. Most often, the reason is that we do not have a current Security Information Sheet on file for you. We do require proof of ownership for each vehicle and motorized watercraft, which can take the form of a title, registration, or paid personal property tax receipt.

Remember, your annual membership dues, along with those of other members in good standing, go to maintain and improve the facility for our members' exclusive use. The only way we know if you're a member in good standing is if you're displaying your membership number and current stickers, so please take the time to make sure they are on your vehicles and watercraft.

Wake Boat Rule Implementation

A recent innovation in the powerboat industry is the evolution of the "wake boat." What is a Wake Boat? It's a specially-designed watercraft built with features that allow it to put out a huge wake at slow speeds. The surf-like wave created by the boat allows wake surfers



to follow in the wake behind the boat, usually without needing a tow rope. This is a lot of fun for the wake surfers, but the wave energy created by the huge wake eventually hits shores, docks, and other boats, and can cause serious damage unless the boat is far enough away for the

wave energy to dissipate. In researching wave energy dissipation rates, we've found that boats should be between 200 and 300 feet from shore, docks, etc. With the exception of the central part fo the lake, the rest of the lake is too small to accommodate wake boats. Given this limitation, the board has adopted a new rule that prohibits wake boats on the lake with the exception of any that were registered with the Association before July 19th, 2021. This means there are about 5 grandfathered wake boats. The new rule reads as follows:

A "wake boat" shall be considered any watercraft that can artificially create an enhanced wake through any means, including but not limited to; internal ballast tanks, external ballast bags, wake gates and/or plates, wave gates and/or tabs, and/or a hull designed for additional water displacement. No watercraft of this description are allowed to operate on the lake with the exception of those registered with the Association before July 19th, 2021.

The online version of the Rules & Regulations document has been modified and can be found at the following hyperlink: <https://www.peacefulvalleylake.com/rules-and-regulations.html>

Road Work in and around Peaceful Valley in July

The road work is continuing both inside and outside the Peaceful Valley Complex. Inside, the project to replace culverts along Lake Shore Dr. from Peaceful Valley Rd. to the bridge near the lower entrance has been completed. The road repair and resurfacing project started the last week of July and will continue

for one or two more weeks depending on weather. We've also completed the project to reseal and paint the speed humps on Lake Shore between the beach and dam. The MoDOT chip and seal resurfacing project along Hwy Y appears to be done except for restriping.

New Board Members

We have two new board members, Jeff Crump and Brian Kinworthy, who have been appointed to finish out the remaining 9 months of unexpired terms. Jeff and his family are frequent campground users, so he's chosen to be on our campground committee. Brian will serve on our newly established social media committee along with Julia Baker.





Peaceful Valley Property Owners' Association

A Letter from the President of the Board About Security Gates

What is going on with the gates? This question gets asked a lot, and I want to take the opportunity to fill in the PVL community on the current status of the gate project. In 2019, the board decided it was in the best interest of our members to incorporate security gates into our community and budgeted funds to complete the project in 2020-21. We anticipated resistance from some members, but we did not anticipate the pandemic and the level of disruption that would occur regarding the completion of the gate project.

During the pandemic, we were able to make some progress by closing off most of the “back door” entrances to the complex, but there’s little visible progress to show at the two main entrances. The pandemic caused major timeline setbacks with the gates, but in hindsight, this was a blessing. The timeline setbacks gave us the time needed to process member concerns and fine tune the project to be the most successful layout for PVL members. The board acknowledged, as a whole, that the original gate layout was no longer a viable option and needed to be reworked, and it is this “re-work” phase that has caused you to see idle/half completed entrances for many, many months. Did the board miss the target with the original design of the gates? Yes, we did, and we acknowledge that. Now time has passed, new board members have been elected, and a new era of the gate project has arrived.

So here are some updates as to what is going on with the gates. The board has heard your concerns regarding issues with a single lane entrance and exit design and has agreed to change the layout to include two lanes (entrance and exit) at both entrances. Both entrances will require additional modifications in order to make them two lanes. The upper entrance requires acquisition of a lot next to the entrance so we can widen the entrance to accommodate two lane traffic. The lower entrance requires about 20 ft of the current lane divider section to be torn out to allow proper space for unauthorized visitors to easily access the turnaround, and safely exit the property.

Both entrances will need beautification, and part of the gate completion project includes consulting with landscape-minded individuals to help create a more attractive entrance. If you want to be part of the beautification team, please email Tony Westermann thewestermanns4@gmail.com or Julia Baker Julia.l.lewis@gmail.com or let Kim in the PVPOA office know. Meeting date and time for the beautification team will be posted in the September newsletter.

As for the entry methods, as discussed at the annual meeting, we have a variety of options. The gate entry system includes your choice of using a fob, key card, or pin number keyed onto a keypad. The fob is similar to a garage door opener where you press a button and the gates open. With the key card, you’ll have to open your window and wave the card within a few inches of the keypad, and with the pin number you’ll have to punch in the number on the pad to open the gates. Details on the options and costs will be provided when we get closer to implementation date.

Now that we have discussed the increase of lanes at both entrances, I am sure some of you are wondering how this project expansion will be funded. I want to let everyone know that a special assessment is NOT going to happen for this project. The new design will certainly cost more than the original one-lane approach. Fortunately, we have some members who see the value in the gates and have offered up donations to help fund the additional costs. Those donations are greatly appreciated, and more than that, the board appreciates the community support. The gates are a value-add item for this communities’ property values and will help to make our lovely valley safer! If you are interested in donating to the gate funding, please contact the PVL office.

On behalf of the Peaceful Valley Property Owners’ Association Board of Directors, I want to personally thank everyone who has been a part of this gate project, as well as a thank you to the members for your feedback. We really have a wonderful community here at Peaceful Valley Lake, and I am excited at the enhancements that are being done to better secure our neighborhood. As always, if you have any questions or concerns, please reach out to the board. Contact information for the board can be found on the Peaceful Valley website, and we are happy to help however is needed.

Julia Baker
President, PVPOA Board of Directors
July 31, 2021