



Peaceful Valley Property Owners Association,
Inc. Newsletter



Visit our website at www.peacefulvalleylake.com
March 2021

Welcome to March. Get ready for spring! As the COVID pandemic seems to be winding down, things are slowly getting back to some semblance of normalcy. The “boys of summer” are in Spring Training in Florida, with MLB opening day scheduled for April 1st and a full 162-game schedule. The Birds will open on the road against the Reds in Cincinnati with the Home Opener scheduled for April 8th. Hockey is dealing with a shortened season and that will end about a month later than normal and the Blues are nearing the halfway point through their 56-game season and are now allowing 2000 fans into the arena to watch games live. March Madness is back this season and will start on March 18th—which is normal—but the entire 64-team tournament will be held in Indiana. Games will be played at Purdue University, Indiana



University, and Lucas Oil Stadium, home of the Indianapolis Colts’ Football team, with the Elite 8, Final Four, and Finals played in Indianapolis. Daylight Savings Time starts on March 14th, and Spring officially begins at 4:37 AM on March 20th. Speaking of college, many have their spring break scheduled for the middle of the month, and the Gasconade County RII schools are off 11-12 March. Lastly don’t forget Pi Day on March 14th, so named for the mathematical constant represented by the Greek letter “ π ” and equal to approximately 3.1415927. If you want to totally geek out, π is the ratio of a circle’s circumference to its’ diameter.

March Events:

- Sunday, March 14 2:00 AM—Daylight Savings Time Begins:** Don’t forget to set your clocks forward one hour for Daylight Savings Time!!
- Monday March 15th, 5:30PM to 7:00PM, Public Water Supply District #1 of Gasconade County Board of Directors Meeting.** This is the regular monthly meeting.
- Friday March 19th, 7:00 PM, Peaceful Valley Property Owners’ Association Monthly Board of Directors Meeting.** This: is the regular monthly meeting.

Mark Your Calendar—The Peaceful Valley Property Owners' Association Annual Meeting is April 17th, 2021 at 10:30 AM

The Annual Membership Meeting is scheduled for April 17th. We're anticipating that we'll still be under state and local social gathering and distancing restrictions so we're meeting in the sanctuary of St. Peter's UCC at 112 W Peters St., in Owensville. We're asking that only one person per membership attend and that you RSVP if you plan to attend by entering your information in the form at the end of this note, or by calling or emailing the PVPOA office.

Documents and materials will be sent via email to those that have opted-in for electronic delivery and will also be available on our website at <https://www.peacefulvalleylake.com/opt-inout-for-electronic-access.html> If you haven't already opted-in, please go to our website at <https://www.peacefulvalleylake.com/opt-inout-for-electronic-access.html>

Proposed Dues Increase:

We were fortunate to keep dues at \$325 for the past three years. During that three-year timeframe, the state minimum wage has increased nearly 34% (from \$7.70 to \$10.30), the cost of paving a mile of road has gone up nearly \$6000, and the housing and remodeling boom have driven up prices for lumber, concrete, and paving material. We were able to keep the dues in check for the past three years by good fiscal management, aggressive collections, and attracting dues-paying owners for property that previous owners had not paid dues on in several years. Unfortunately, these increased costs, which includes another minimum wage increase in 2022 to \$11.15, requires an increase in dues to \$348/year. Keep in mind, this is only a 6¢ per day increase.

Last Year's Accomplishments: We'll have a recap of our accomplishments last year, such as replacing culverts and resurfacing road segments, sealing and restriping the tennis court, and expansion of the storage log.

This Season's Plans: We'll cover plans for the upcoming season, to include completing the

installation of security gates at the upper and lower entrances, dredging the lake where the tributaries enter the lake and replacing culverts and resurfacing Lake Shore Dr. from Peaceful Valley Rd to the bridge at the lower entrance.

Fiscal Year Date Change: A change we approved last year was to shift our fiscal year start/stop dates from March-Feb to July 1-June 30. This change coincides with our dues year and allows our members to approve a budget before the fiscal year starts, not 2 months after the year started as we have done for years. We've hit a snag in doing this change for this year as we needed to submit a request to the IRS to change our FY, then submit a tax form for the "short year" from March to June in order to shift the year to start in July. We've submitted the change request and the tax return, but since the IRS has been kept busy handing out stimulus money and managing the Paycheck Protection Program and other COVID-related activities, our request to shift the fiscal year hasn't been approved yet. Because of this, our budget this year will cover the old fiscal year of March to February and we hope the IRS approves this within the next several months.

Proposal to allow swapping of greenspace lots.

We've taken back many properties over the years and have turned them into "greenspace"—lots that PVPOA owns but are not taxed. These lots are scattered throughout the complex in no particular pattern. We have several owners who wish to buy a greenspace lot adjacent to their existing property, but since they're greenspace, our lawyer has advised that we need membership approval to swap a taxable lot for a greenspace lot. Note: This does not increase the number of privately-owned or greenspace lots; but it allows us to accommodate existing owners as well as allowing us to convert most of the lots north and west of Woodson into greenspace.

Board of Director Candidates

Every year, 3 of our 9 board of director seats are up for election. Our bylaws specify that directors can only serve 2 consecutive terms and then must wait at least 1 year before they run again. This year we have two incumbents Carol Eilermann and Kim Burkhardt who are leaving the board. In addition, we have one incumbent and two new candidates running for the board this election cycle. This means you can vote for these three, or you can write-in candidates if desired. The following is some background information provided by the candidates:

Bob Oreskovic



- Desire to serve and contribute to the Peaceful Valley Lake community.
- Have been a part-time resident since 2016 and primary home is in Washington, MO.
- Retired active duty Army Colonel.
- Experience as a former board member for the School District of Washington
- Former volunteer firefighter.
- Currently involved in various volunteer organizations.

My wife Kelly and I and our 7th and 9th grade children enjoy spending time at the lake as much as possible.

Tony Westermann

My family and I have been part time residents since 2015. We've enjoyed this wonderful community and made new friends. I've seen the great work and many improvements the board and members of Peaceful have made over the past 6 years. I'd like to have the opportunity to help continue to make this a place where families can thrive and enjoy the many wonderful resources. With that I'd like to focus on maintaining and/or improving upon our infrastructure, insure a secure and safe environment for all Members and promote an atmosphere of community.



I retired from the U.S. Navy after 21 years of active and reserve duty as a Commander and am currently a Regional Reimbursement Director for a large International healthcare company. I have experience in project management, budgeting, security, strategic planning, and maintenance. I look forward to serving our community.

Mark Martinez

Note: Mark was out of the country when we asked for his information. It will be included in the online polling site. Mark is the only incumbent on this list and has been serving on our maintenance committee.



March Fundraisers

Note: Many of these fundraisers for the local community were canceled last year because of the COVID lockdown. Now that things are slowly getting back to normal, please support these activities.

FISH & SHRIMP FRY

NEW THIS YEAR: DRIVE-THRU ONLY!

Choice of: 1 Hand-Breaded Catfish, 10 Breaded Butterfly Shrimp*, or 1 Breaded Cod Square

FRIDAY, MARCH 5
Serving 4:00PM - ?

UPCOMING 2021 FISH FRY FRIDAYS:
MARCH 12, 19, & 26
NO FISH FRY APRIL 2 (GOOD FRIDAY)

*CHILD'S PLATES ARE NOT AVAILABLE

PLATE: 1 Fish or Shrimp item w/ Homemade Potato Salad, Macaroni & Cheese, plus 1 dessert.

Pure vegetable oil is used in frying the fish. Each of the shrimp or fish items are fried in separate fryers.

Drive-Thru Parking Lot to Order/ Pickup
@ Immaculate Conception Catholic Church
103 E. Jefferson Street - Owensville, MO

• Adult Plate: \$9.00
• 10-Pcs. Shrimp (No Sides): \$5.00

Order from your vehicle - your food will be brought to you!

Drive-Thru FISH FRY

Date: Every Friday during Lent
February 19th - March 26th

Time: 4:30 p.m. - 6:30 p.m.

Place: Holy Cross Catholic Church Parish Hall

Price: \$10.00 each

Options: Fish only, Shrimp only, Fish & Shrimp

All plates include: French Fries, Slaw, Apple Sauce

415 School Ave. Cuba MO 65453

Drive-Thru ONLY!

Rosebud Immanuel Lutheran Church

Whole Hog Sausage Dinner

Sat., March 6TH
serving 11:00AM to 3:00PM

MENU: Pork Sausage & Sauerkraut, Dressing, Mashed Potatoes & Gravy, Green Beans and Dessert.

Pull up and order a delicious hot meal prepared with love!

Drive-Thru ONLY!

\$10.00 Per Plate
EVERYONE WELCOME

Corned Beef & Cabbage Dinner

SUNDAY, MARCH 18
Serving • 10:30AM-2:00PM

Owensville Senior Center
214 N. First St., Owensville, MO

Drive Through Only!

\$9 per plate

(Corned Beef & Cabbage, Potatoes, Carrots, Assorted Salads, Beverages, Desserts)

FUNDRAISER

Proceeds benefit the Owensville Senior Center Meal Program

Knights of Columbus Fish Fries will be on Mar. 5, 12, 19, 26 throughout Lent! Drive up only and for \$6.00 you can get 3 pieces of fish, fries, slaw and 2 hush puppies! It all begins at 4:00 p.m., so come and support the Knights and get some delicious food!!

This fish fry is at the Immaculate Conception Church
318 E Scioto St, St. James, MO