



Peaceful Valley Property Owners Association, Inc.
Newsletter



Visit our website at www.peacefulvalleylake.com

April 2017

Welcome to rainy and windy April. Well, spring has sprung, leaves are budding on the trees, early flowers are blooming and the swans are nesting. The Blues are making their 6th straight appearance in the Stanley Cup Playoffs, and the “boys of summer” are starting their campaign for a 12th World Series championship. Nearby farmers are

burning their fields to remove the old stubble before replanting and we’re starting to see migratory birds stopping by the lake for a rest and a meal. On nice weekends, the sound of lawn mowers drifting across the lake are becoming more frequent and the squirrels and bunnies are running around driving the dogs nuts. Spring has most definitely sprung!!

April Events: (see the PVL Things to do calendar at <http://www.peacefulvalleylake.com/things-to-do-calendar.html>)

--**Wednesday, April 19th, 9 AM to Noon-- Tech Support Day at PVL.** Gary Hacker will be at the lodge basement from 9 to noon to help with any technical issues—computer, phone, popular software, etc.

--**Friday April 21st , 5:30PM to 7:00PM, Public Water Supply District #1 of Gasconade County (formerly Peaceful Valley Service Company) Board of Directors Meeting.** This is the regular monthly meeting.

--**Saturday April 22nd, 10:30 AM, Peaceful Valley Property Owners’ Association Annual Meeting and BBQ** See story below.

**2017 Annual Peaceful Valley Lake Property
Owner’s Member Meeting and BBQ
April 22nd, 10:30 AM-?**

Mark your calendars!! The annual homeowner's association meeting is scheduled for Saturday, April 22nd at 10:30 AM at the PVL Lodge. This year there are 4 candidates for 3 board of directors’ positions—see the article below for candidate profiles. We need at least 30 property owners to constitute a quorum--if you recall, the reduction



from 50 to 30 homeowners was approved at last year's homeowners' association meeting. Immediately following the meeting will be a BBQ and social to include burgers, hot dogs, sides, soda and water. We'll also have 3 gift cards as attendance prizes so mark your calendars and we'll see you there.

Board of Directors' Candidate Profiles

Editor's note: There are 4 candidates for 3 board of directors' positions. All 4 candidates were provided the following questions. Since I'm a candidate for the board, I asked Charlotte Bailey, former editor of the newsletter, to collect and edit the responses to avoid any conflict of interest. As of April 7th, 2 of the 4 candidates have responded. When the other two candidates' responses are received, their responses will be published in a revision to the newsletter and on the PVL website at www.peacefulvalleylake.com – Gary Hacker

- ✓ **Why are you running for the Board of Directors for the Peaceful Valley Property Owners' Association?**
- ✓ **If elected, what are your priorities for Peaceful Valley?**
- ✓ **What background, skills, or experiences do you have that would make you a good candidate as a director?**

Here are the candidates' responses to this questionnaire.

Gregory Brenner

Awaiting Response to questions. The following is from the official ballot:

“I would like this opportunity to help assist in the preservation of PVPOA.”

Don Burrows

Awaiting Response to questions. The following is from the official ballot:

“Now on board filling in as a replacement. To help keep PVPOA a great place to live and visit.”

Tom Bush

I, Thomas Bush, a proud and dedicated resident since 1988, am running for the Board of Directors to serve for 3 years. I always have and always will be someone whose heart and hands are supportive and encouraging to everyone and will work on all practical issues so nothing can divide us! My goal is to bring back a level of value and pride to our standard of living, delivering a feeling of equality to all members whether we are full-time, part-time, or a lot owner. My pride and past service will allow me to accomplish all our wants and needs as a team together!

I would be very appreciative of your vote at the Annual Meeting on April 22, 2017 at 10:30 AM. Please attend and vote for our future, showing the Board of Directors how much we all want to accomplish, a 100% improvement of 'Peaceful Valley Lake Estates.' Thank you and God bless you and your family! Any questions, call 437-4518.

Gary Hacker

Why are you running for the Board of Directors for the Peaceful Valley Property Owners' Association?

My wife Ricky and I bought our house in PVL in 2006, spending most weekends here until 2014 when Ricky and I retired and moved to Peaceful Valley full-time. What drew us to Peaceful Valley in the first place was the resort-like atmosphere and amenities that make the community a great place to live. As a board member, I believe I have the skills and talent to effectively work on behalf of the residents and property owners to ensure our community retains this resort-like atmosphere and that the amenities are properly maintained for future generations to enjoy.

If elected, what are your priorities for Peaceful Valley?

Peaceful Valley is unique among 1960's-era lake developments in that most others generally have wells for water, septic systems for sanitary needs, and allow mobile homes and temporary buildings that devalue the property. Peaceful Valley's developers went the other way, installing water and sewage infrastructure and enforcing building standards to ensure the initial quality of the development in the 60s. Fifty-plus years later, new houses are still being built, and many of the homes and lots have been passed along to 2nd and 3rd generation members of the original owners.

As we all know, Peaceful Valley is over 50 years old and is suffering from the same types of issues many of us are facing with advancing age. Just as aging people need to replace knees and hips, have stents put into arteries, have hernias repaired, etc., so too does Peaceful Valley need culverts replaced, roads repaired, upgrades to the campground, erosion mitigation around the lake, and many other minor issues addressed.

My main priority for Peaceful Valley is to develop a long-range master plan for the community. Such a master plan looks toward the future to anticipate the repair or replacement needs of the community assets and infrastructure. For example, we know that roofs need to be replaced, carpets wear out, walls need to be painted, roads need to be resurfaced, etc. Rather than be reactive to fix something when it breaks, usually at a high cost, a master plan anticipates the need well in advance, develops preventive maintenance schedules, and budgets years in advance for major repairs or replacements. By doing a master plan, we can make sure there are no future surprises that result in special assessments or massive dues increases.

What background, skills, or experiences do you have that would make you a good candidate as a director?

I retired in 2014 after a 35-year career working for the Department of Defense's National Geospatial-Intelligence Agency in St. Louis, Washington DC., and a variety of other locations around the United States. The last 11 years of my career I was a member of the Defense Intelligence Senior Executive Service, responsible for leading groups of intelligence analysts, IT service specialists, and our printing and internet operations. One of my primary duties was the development of the "Future Years Defense Program" for my department, which was the budget planning document that we submitted to the Pentagon for inclusion in the overall Defense budget. Through this experience, I learned the art of strategic planning—anticipating what may happen in the future and putting plans in place to meet whatever challenges were anticipated.

Since my retirement, I've been teaching graduate and undergraduate courses at Maryville University and Webster University. At Maryville, I teach predominantly business courses, notably Organizational Behavior and Management Principles; at Webster, I teach Business Asset Protection and Leadership courses. The Business Asset Protection course is primarily a planning activity that anticipates things that could do harm to a business, such as bad weather, theft, fire, etc., then puts in place activities that can eliminate or mitigate the damage.

Lastly, I have prior experience as a Homeowner's Association Board President and Member for over 7 years in a neighborhood we lived in before we moved permanently to Peaceful Valley Lake.

Nearby Restaurant Reviews: Owensville Senior Center and Brown Shanty Community Center



If you're in the 60 or over crowd, the Owensville Senior Center located at 214 N. 1st St. (at the corner of W. Sears and N. 1st St.) in Downtown Owensville offers a \$4 lunch every weekday. The menu changes every day, but typically offers soup, two entrees, two vegetables, a salad (lettuce, pasta, etc.) a bread and dessert. Also included are tea, lemonade, and coffee. Soup is served starting at 10:30 AM with lunch starting at 11:00 and wraps up around 12:30. Lunch is served buffet-style and is all-you-care-to-eat.

On a typical day, 30-40 seniors are there for lunch, and many stay around for the variety of activities in the afternoon, including Bingo on Mondays, exercise on Tuesdays and Thursdays, Pinochle on Wednesdays and Fridays, and a variety of other special events. The monthly menu and activity calendar is available on their Facebook page at <https://www.facebook.com/OwensvilleSeniorCenter/?ref=nf> or if you're at the center, pick up their newsletter that contains a copy of the monthly menu and activity calendar. One other thing—since the center receives state and federal funding, there are some restrictions—you must be 60 or older to take advantage of the discounted meal, but spouses under 60 are eligible as long as one of you are at least 60. In addition, the center can deliver meals to

home-bound seniors. Contact the center at (573) 437-3096 for additional details.

Brown Shanty Community Center 1378 Hartshorn Dr Hermann, MO 65041

Friday, April 21st marks the return of five consecutive Fridays of Fried Chicken and Pork dinners at the Brown Shanty Community Center just north of Bay, MO. Even though the address says Hermann, it's only 21 miles away. Brown Shanty is a small lake development and twice a year in the spring and fall, the Property Owner's Association hosts this Friday night dinner for five consecutive Fridays from 4-7 PM. For \$10 per person, you get fried chicken, pork (different each week, but usually either BBQ pork steak, pork loin, pork chops, etc.) mashed potatoes, corn string beans, and a salad. One of the highlights is their fry bread served with honey butter. Drinks are available for an extra charge. Dinner is served buffet style and is all-you-care-to-eat. The food is fresh and delicious as it gets pretty busy and hot chicken and fry bread is constantly being refreshed.

From Owensville, especially with highway 19 being out, you can take Highway P north to US 50. Go straight across 50 onto Highway K about two miles to Bay. Turn right on Hwy W for 1.4 miles to Brown Shanty Rd. on your left. It's a gravel road near the top of a hill and there's usually a "Fried Chicken Dinner" sign posted at the road. Take the road 2.5 miles and as you enter the development, take a left and the community center sits on top of a hill. There's an upper and lower parking lot. If you have mobility issues, you may want to park in the upper lot.

Brown Shanty gets a 🍴🍴🍴 rating.