



**Peaceful Valley Property Owners Association,  
Inc. Newsletter**



Visit our website at [www.peacefulvalleylake.com](http://www.peacefulvalleylake.com)  
**March 2020**

**Welcome to March.** Get ready for spring! The “boys of summer” are in Spring Training in Florida, with MLB opening day scheduled for March 26<sup>th</sup> with the Birds vs. the Reds in Cincinnati with the Home Opener scheduled for April 2<sup>nd</sup>. The Blues are in the home stretch of the hockey season, currently in first place in a tight Central Division while completing their third 7+game winning streak of the season. St. Louis hosts the March Madness Missouri Valley Conference college basketball championship tournament, March 5-8 at the Enterprise Center and the first & second rounds of the NCAA Tournament from March 19-21<sup>st</sup>. Daylight Savings Time starts on March 8<sup>th</sup>, and



Spring officially begins at 10:49 PM on March 20<sup>th</sup>. Speaking of college, many have their spring break scheduled for the middle of the month, and the Gasconade County RII schools are off 18-20<sup>th</sup> March. Lastly don't forget Pi Day on March 14<sup>th</sup>, so named for the mathematical constant represented by the Greek letter “ $\pi$ ” and equal to approximately 3.1415927. If you want to totally geek out,  $\pi$  is the ratio of a circle's circumference to its' diameter.

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

**--Thursday, March 5<sup>th</sup>, Movie Night Postponed**

**--Sunday, March 8 2:00 AM—Daylight Savings Time Begins:** Don't forget to set your clocks forward one hour for Daylight Savings Time!!

**--Monday March 16<sup>th</sup>, 5:30PM to 7:00PM, Public Water Supply District #1 of Gasconade County Board of Directors Meeting.** This is the regular monthly meeting.

**--Thursday, March 19<sup>th</sup>—Card Club at the Lodge:** Doors open at 6 PM, Games start at 6:30 PM

**--Friday March 20<sup>th</sup>, 7:00 PM, Peaceful Valley Property Owners' Association Monthly Board of Directors Meeting.** This: is the regular monthly meeting.

**--Saturday, March 28<sup>th</sup>, Time TBD: Retirement Celebration for Bob Brandhorst, PVL Postman** (see article below)

# Mark Your Calendar—The Peaceful Valley Property Owners’ Association Annual Meeting is April 25<sup>th</sup>, 2020

The Annual Membership Meeting, normally the third Saturday in April, is being moved to April 25<sup>th</sup>. Since we voted last year to amend the Bylaws to allow electronic delivery and voting for candidates, we’ll be sending out an email and a post card in early March with instructions on how to “opt in” to receiving your materials electronically and voting for board of directors candidates. If you do not opt in, you will receive your materials via US Mail. We encourage you to opt in to electronic delivery as each member packet costs between \$3 and \$5 in material, labor, and postage, and we would rather spend that money on maintenance and improvements around the complex rather than on paper and postage.

The good news is that we’re proposing to keep the dues at \$325, the same as last two years. Other topics to be discussed include the following:

**Last Year’s Accomplishments:** We’ll have a recap of our accomplishments last year, such as getting the lake vegetation issue under control, replacement of bumper boards on the seawall by the dam, replacement of the pool pump, and repair of the beach and playground after the torrential rains in late June.

**This Season’s Plans:** We’ll cover plans for the upcoming season, to include installation of security gates at the upper and lower entrances, plans to repair the lower entrance sign damaged in a vehicle accident, repair of the bridge that was damaged 2 seasons ago, and a project to cover the smokestack above the roof on the lodge in order to fix the roof leaks.

**Fiscal Year Date Change Approval Needed:** A change we approved at last year’s meeting was to move our fiscal year start/stop dates. You may recall that the developers originally established our fiscal year starting on March 1<sup>st</sup> and ending the last

day of February. This is awkward, as most corporate fiscal years start on standard calendar year quarters such as January 1, April 1, July 1, or October 1. Next, and even more awkward, is that our fiscal year currently starts nearly 2 months before the membership has a chance to approve the Annual Budget Proposal Membership Meeting in April. Moving the FY to start July 1<sup>st</sup> clears up this awkwardness.

Our approval last year to amend the bylaws to move the fiscal year to start on July 1<sup>st</sup> was the first of a two-phase effort. We had to change the bylaws to both (1) change the language to reflect the date change from March to July and (2) allow us to vote electronically. So now we need to accomplish phase 2, which is to change our charter registered with the county. This needs a two-thirds majority vote to make happen, which we believe the online voting will make easier to accomplish.

**Results of the October Special Membership Meeting:** We held a special membership meeting in October to hear from our membership their feelings about short-term rentals of homes within Peaceful Valley. The language in our rules were originally written to accommodate long term rentals of PVL homes, long before home-sharing sites such as Airbnb and VRBO made it easy to rent rooms or whole homes on a short-term basis. Our rules need clarification to either (a) accommodate or (b) restrict short-term rentals. The membership in attendance voted to restrict rentals to one month or longer, and we now have language drafted to update our rules accordingly.

**Update on the 2019-20 unspent road maintenance funds.**

Last year’s budget included \$60,000 to replace culverts along Lake Shore Dr. and to repair and resurface about a mile of road surface. Last year’s

plans as published in the May 2019 Splash Newsletter were as follows:

- (1) repair the potholes and divots on all roads throughout the complex,*
- (2) fix the major damage on Peaceful Valley and Lake Shore,*
- (3) get Peaceful Valley and Lake Shore, the most heavily used roads in the complex, back to a proper width and flatness, then*
- (4) resurface one of the two stretches of road this year and the other next year.*

We contracted with Strothkamp Excavating last spring to do both the culvert replacement and road repair and resurfacing. Unfortunately, a variety of circumstances, to include the death of the Strothkamp owner and one of their main pieces of equipment breaking down hard for several weeks, forced them to default on the contract in September. We were unable to get another contractor for the road repair and resurfacing that late in the paving season, but we did hire Tim Jenkins to replace the culverts. This year, we plan on doing up to 2 miles of road resurfacing and repair along with the replacement of culverts.

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## **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 means that Tom Bush, who will be finishing up his second term in April, is ineligible to run for another term this year. We have two incumbents and one new candidate running for the board this election cycle. This means you can vote for these three, or you can write-in candidates if desired. Of the three candidates, we've asked each one to provide answers to the following 3 questions:

- **Why are you running for the Board of Directors of 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?**

### **Lorraine Andrysek**

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

I have been a part-time resident for over 23 years. I am now retired and spending more time at our home here. I would like to contribute more to our community.

**If elected, what are your priorities for Peaceful Valley?**

My priorities include security and safety.

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

The majority of my work experience was in the insurance industry. I was a property and liability underwriter for 10 years. I hold an Associate in Underwriting designation with the Insurance Institute of America. This includes the general principles of fire, marine, allied lines, casualty insurance and surety bonding.

I was a claims specialist for my last 27 years of employment. I hold an Associate in Claims designation with the Insurance Institute of America. I received the designation of Certified Insurance Counselor from the Society of Certified Insurance Counselors. I also completed the National Insurance Crime Bureau Advanced Special Investigations Academy and the Auto Theft/Fire Investigation Training course presented by the St. Louis Police Department.

I have extensive experience in insurance policies, contracts, fraud investigations, negotiation, mediation, risk management and loss control. I am detailed orientated and an analytical thinker. I was appointed to the Board to fill an open position a little over a year ago. I have reviewed and updated our current insurance coverages in 2019. I am currently securing competitive proposals for all our insurance policies as each renews in 2020. I believe my skills can be utilized if elected to the Board of Directors.

## **Julia Baker**

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

My family have been property owners at Peaceful Valley Lake for many years, and I have many fond memories enjoying the amenities of this community. When an opportunity arose to become a resident of Peaceful Valley myself, we were excited to raise our family in this small beautiful community that we had made memories in before. I am running for the board to serve and advocate for this community that we enjoy so much.

### **If elected, what are your priorities for Peaceful Valley?**

Our Peaceful Valley Lake community is basically a small town, which has many facets to successfully run it. Some priorities that have become evident over the past year are those of safety, building pride in our community and maintaining our wonderful amenities.

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

Having been long time members of Peaceful Valley Lake I have a vested interest in being an active member of this community and to do what I can to help build our community up. Having been an administrator in my professional career for many years in various areas of industry, including the education and engineering fields. My skills I have developed regarding project management, budgeting, attention to details, strong work ethic and the ability to work well with a variety of personalities will make me a valuable asset to the board as we continue to work as a team to improve our beautiful community.

## **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 is the resort-like atmosphere and amenities that make the community a great place to live. As a board member for the last three years, I've been focusing on upgrading our business practices and reducing administrative expenses. During my tenure we've implemented an online bookkeeping and payroll system that costs us less than half of what we used to spend on accounting, and we've converted to internet-based phone service saving us thousands of dollars per year. If re-elected to a second term, my focus will be on developing a master plan for Peaceful Valley with a vision of maintaining the resort-like atmosphere of Peaceful Valley for years to come.

## If elected, what are your priorities for Peaceful Valley?

As mentioned above, my priority is the development of a Master Plan for Peaceful Valley. Such a master plan looks toward the future to anticipate the repair or replacement needs of community assets and infrastructure. For example, we know that roofs need replacing, carpets wear out, computers need upgrades, walls need painting, roads need resurfacing, vehicles need to be replaced, etc. These events are expensive and happen infrequently, but they can be planned for in advance. A master plan anticipates these future needs, develops preventive maintenance and replacement schedules, and budgets for funding years in advance in anticipation of major repairs or replacements. By developing and following 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. 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 arise.

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## Retirement Celebration for Bob Brandhorst, Peaceful Valley's Postman

The US Postal Service's unofficial creed is "*Neither snow nor rain nor heat nor gloom of night stays these couriers from the swift completion of their appointed rounds.*" After 35 years as a letter carrier, all of them servicing Peaceful Valley's offices and homes, Bob Brandhorst is retiring from the US Postal Service. We'll no longer see his familiar dusty, mud-covered Ford Ranger with the yellow flashing light, but he'll be really happy that he can finally stay home on those hot, cold, snowy, rainy, and windy days. We're sure he may miss seeing and chatting with many of us, but he won't be missing the barking dogs, bees and

hornets, ticks, and other pests that come with the territory being a rural letter carrier. Peaceful Valley will be hosting a Retirement Celebration on his behalf at the Peaceful Valley Lodge on March 28<sup>th</sup>. Members of Bob's family are making arrangements, and details are still forthcoming, so keep an eye on the Peaceful Valley website for the specific time. If you would like to contribute to a gift for Bob, please stop by the office during normal business hours (9AM to 2 PM Mon-Thurs) or send a check to PVPOA, 3408A Peaceful Valley Rd., Owensville, MO 65066.





# Working SMOKE ALARMS SAVE LIVES

**Change Your Clock, Change Your Battery**

*"Dedicated To Life Safety"*

**A reminder from the Fire Department:** when it's time to change your clocks for Daylight savings time, it's also a good idea to put fresh batteries in your smoke alarm.

## March Fundraisers

### FISH & SHRIMP FRY

Eat-In or Carry-outs Available!

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

### Fridays In March

Serving 4:00PM-7:00PM

UPCOMING 2020 FISH FRY FRIDAYS:  
MARCH 13, 20, 27, AND APRIL 3  
NO FISH FRY APRIL 10 (GOOD FRIDAY)

- Adult Plate: \$9.00
- Kids 12 & Under: \$4.00
- 10-Pcs. Shrimp (No Sides): \$5.00
- Fish Sandwich (or per piece): \$3.50/ea.

\*Child's Shrimp Plate is 5-Pcs. Choose 1 Fish/Shrimp item with 2 sides (1 side for kids plate) plus 1 Dessert.  
Sides: Coleslaw, Potato Salad, Macaroni & Cheese, Dessert.  
Add'l sides or desserts: \$2.00;  
Soda: \$1.00. Coffee is free when dining in hall.

@ Immaculate Conception Catholic Church  
103 E. Jefferson Street - Owensville, MO

HOLY CROSS CHURCH

## CUBA



Every Friday  
**February 5-March 18** 4:30-7 pm

All you care to eat buffet—baked tilapia & fried catfish, shrimp, slaw, mac & cheese, french fries, green beans, applesauce, dessert & drinks

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Adults \$10    Children 6-12 \$5    5 & under free  
Carryouts \$10

All You Can Eat...Open to the Public

## Pancake & Sausage

Also serving: Biscuits & Gravy, Scrambled Eggs, Juice & Coffee...

FEATURING: The Best Pecan Waffles this Side of the Mississippi

BREAKFAST

Adults: \$8/Children \$5    Serving 7:00AM-10:00AM

### First Saturday of Month

Owensville Masonic Lodge  
Hwy. 28 (Lincoln Ave.) & Walnut St., Owensville  
Sponsored by: Owensville Masonic Lodge #624, A.F. & A.M.



## Corned Beef & Cabbage Dinner

### SUNDAY, MARCH 15

Serving • 10:30AM-2:00PM

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

Carry-Outs Available!



- \$8.00 Adult s
- \$4.00 Children 12 & under

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

FUNDRAISER

Proceeds benefit the Owensville Senior Center Meal Program