



THE PEACE PIPE

JANUARY 2025

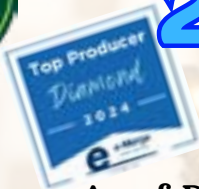
Published by the Choctaw Lake Property Owners Association
2875 Oneida Drive, London, OH 43140 | www.choctawlake.com

2025

WINTER CONCERT 1/17 7:30 PM AT THE LODGE



The Crace Group Rocked 2024 At Choctaw Lake



And Brought Home Two More Awards!

As of December 17, 2024 a total of 47 homes have sold at Choctaw Lake for the year, one short of tying the record of 48 in 2020 (there is 1 in contract). The Crace Group was involved in twice as many transactions than any other agent or team*. Here's how 2024 stacked up against the last five years:

*Information Pulled From The Columbus MLS Of Transactions Between 1/1/2019 - 12/17/2024

In 2019, 43 homes sold for a total of **\$14,152,753**. In 2020, we saw 48 sell for **\$16,536,555**. In 2021, there were 43 sold for **\$14,765,600** with an average of **15 days** on the market! In 2022, we see 43 sell again, but for **\$16,835,947**. 2023 we dropped to 33 and sales of **\$14,713,682**. 2024 was an outstanding year at Choctaw Lake as the 47 homes sold for

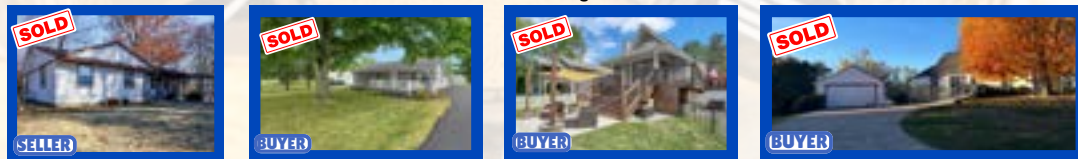
\$27,768,650.00!!**

Moving in 2025? Call Choctaw Lake's Premiere Real Estate Team, **The Crace Group** And Let's Begin Planning For You To Be A Part Of The Next Big Year!

**Information From The Columbus MLS Between 1/1/2024 - 12/17/2024



our 2024 Choctaw Lake listings and sales



Joy Crace - Realtor
614-246-1758

Tim Crace - Realtor
614-307-0819

Chuck Kile - Realtor
614-506-8239

Michelle Pumroy - Realtor
937-572-8977

Heather Williams - Realtor
740-506-6279

Destiny Yoder - Realtor
740-506-7048

Kelly Hummell - Realtor
614-595-0970

Adam Smith - Realtor
740-248-6409

Mary Taylor - Realtor
740-852-9889

Neaka Barber - Realtor
614-596-0107



Proud sponsor of the Choctaw Lake 4th of July Beach Bash and Fireworks



All articles not otherwise indicated to be authorized by an individual, should be addressed to the Board of Trustees. Choctaw Lake is not liable for non insertion of ads beyond the amount paid for the advertisement.

Typesetting, layout and graphic design are done by CLPOA. All editorial submissions should be sent to clpoa@choctawlake.com.

PAYMENTS

Ads must be received by the 15th of the month to be in upcoming edition. All ads must be paid for in advance and submitted to the Choctaw Lake office.

CLASSIFIED ADS

12 words or less for a minimum charge of \$3.

Classified Ads are accepted until the 15th of the month.

ADVERTISING ADS

New ads or ads requiring production time are due by the 10th of the month (or closest business day to the 10th)
Camera ready ads provided in PDF format are due by the 15th of the month (or closest business day to the 15th)

ADVERTISING RATES

1/8 Page (4in x 2.625in)
B&W \$20.00 | Color \$30.00 (production cost \$10)

1/4 Page (4in x 5.25in)
B&W \$40.00 | Color \$60.00 (production cost \$20)

1/2 Page (8in x 5.25in)
B&W \$80.00 | Color \$120.00 (production cost \$30)

Full Page (8in x10.5in)
B&W \$200.00 | Color \$300.00 (production cost \$35)

Production costs only apply to new ads not submitted in PDF format, and to changes to existing ads that are more involved than a minor copy change.

CHOCTAW LAKE OFFICE

2875 Oneida Dr. | London, Ohio 43140
740-852-2593* FAX 740-852-2444
Email: clpoa@choctawlake.com
Website: www.choctawlake.com

Mike Casimir – Property Manager
Carla Dye – Office Manager
Jacob Rosales – Patrol Chief

Office Hours
Monday 12:30 PM - 7:00 PM
Tuesday Friday 8:00 AM - 4:00 PM
Office Closed 12:00 PM-12:30 PM M-F

Emergencies: Call 911
Sheriff Office: 740-852-1212

CHOCTAW LAKE BOARD OF TRUSTEES 2023-2024

Marty Ditello (Pres) (2027) (614) 674-2833
Michael Dorne (VP) (2026) (614) 753-9626
Kathi Platter (Treas) (2027) (937) 896-7362
Steve Grapp (Sec'y) (2025) (614) 404-1133
Suprena Lohrer(2026) (937) 206-0881
Sener Calis (2026) (740) 579-6702
Gary Vance (2027) (937) 776-2600
Dan Moran (2025) (740) 837-0320
Vicki Presnell (2025) (614) 499-0601

CHOCTAW UTILITIES (WATER) BOARD

David Lohrer (Pres) (2025) (614) 886-5625
Dave Rodgers (VP/Sec'y) (2026) (614) 306-9030
Bill Platter (Treasurer) 2026 (937) 478-3432
Jeff Avery 2026 (614) 499-5330
Bill Price 2025 (937) 408-5438
Karl Crook (2027) (614) 582-9835
Steve Hecht (2027)

Website: www.choctawwater.com
E-mail: choctawwater@gmail.com
Office Phone: 740-852-2593

In case of a water emergency, call the office at 740-490-7184 (during office hours) or call the Jim Moran (Utility Manager) at 740-837-0319.

M.E.C.A. NATURAL GAS BOARD

Anthony J. Barnhart – President 614-581-8809
Jeff Niemeyer – Treasurer 614-370-0122
Richard Ballard – Secretary 740-852-4631
David Wheatley – Board Member 740-506-2237

MADISON COUNTY SEWER DISTRICT #2 BOARD

John Mitchell (Chairman) (614) 296-9911
Bob Dana (Vice Chairman) (614) 519-5668
Jim Moran (740) 837-0319

In case of a sewer grinder pump emergency, call the Sewer Plant Operator at 740-845-1284. If no one answers, the call will be transferred to the next person on call. If no one answers again, the call will be transferred back to the Sewer Plant Operator so you can leave a message.

SOMERFORD TOWNSHIP

Jim Moran (Chairman) (740) 837-0319
Ernie Sparks (Vice Chairman) (740) 852-1949
Keith O'Conner (614) 296-6618
Brian Knowles (Zoning Inspector) (740) 248-1176

OTHER NUMBERS

Madison Health (740) 852-1372
State Highway Patrol W Jeff post (614) 879-7626
Poison Control Center (800) 222-1222
Call before you dig (800) 362-2764

MADISON COUNTY

Madison County Sheriff (740) 852-1212
Madison County Commissioners (740) 852-2972
Madison County Auditor (740) 852-9717
Madison County Recorder (740) 852-1854
Madison County Treasurer (740) 852-1936

PUBLIC UTILITIES

Ohio Edison Company (800) 633-4700
Power Outage Reporting (888) 544-4877
Natural Gas MECA (888) 863-0032
Spectrum (800) 617-4311
Madison County Sewer Plant (740) 845-1284
Rumpke Trash (800) 828-8171

COMMITTEES OF TRUSTEES

Drainage, Road, & Dam (847) 822-3550
Governing Documents (614) 404-1133
Investment (937) 206-0881
Lake Water Quality (614) 753-9626
Land/Facility & Long Range Planning (937) 206-0881
Personnel (614) 395-4636

OTHER COMMITTEES

Communications & Publications (740) 206-2468
Recreation (614) 440-7791
Patrol Committee Number (614) 499-0601

INFORMATION ABOUT YOUR DRINKING WATER
Fluoride 1.25 m/l – Sodium .25 m/l – Hardness 370 m/l – 28-30 grains
(All of the above are naturally occurring and nothing is added)

PROPERTY TRANSFERS

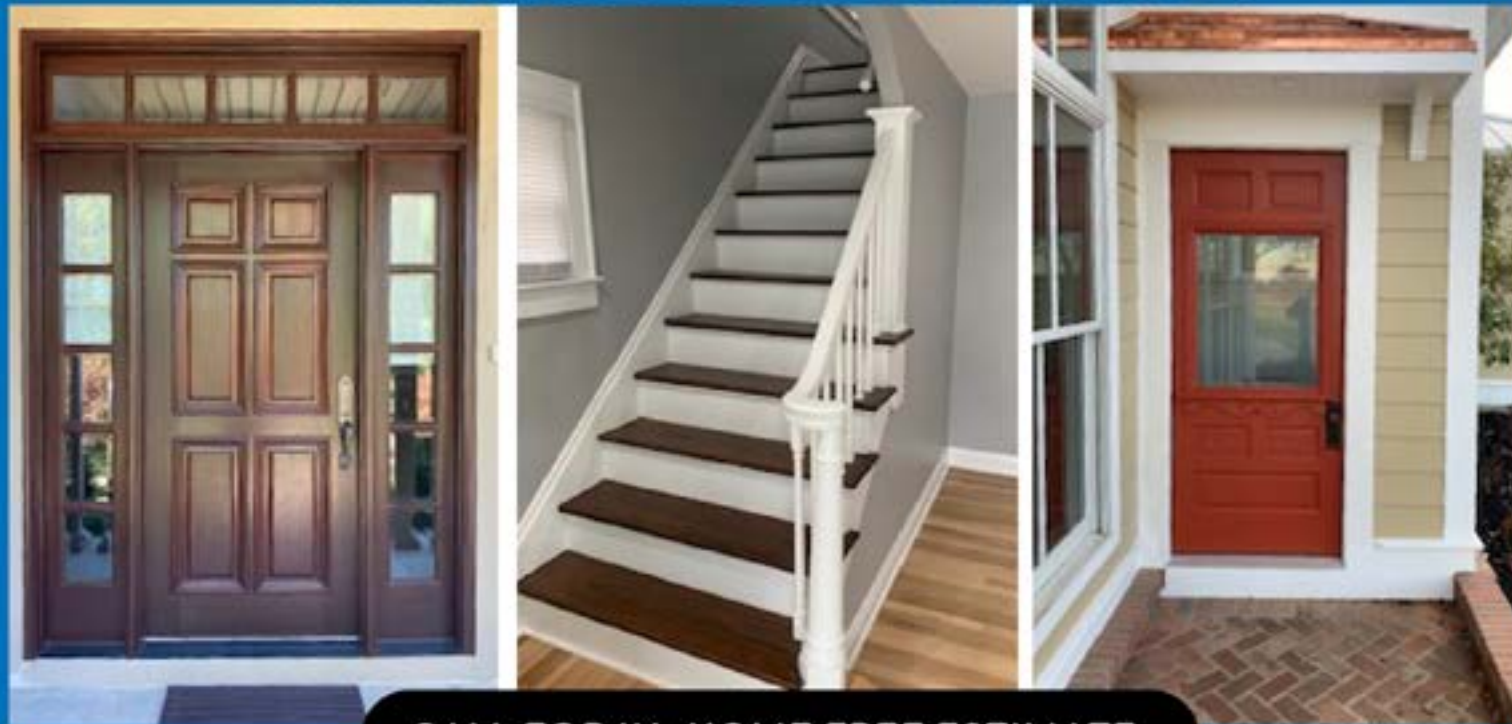
LOT	BUYER	ADDRESS	SELLER
0053	Susan and Chad Smith	1055 E Choctaw Dr	Ronald Aufderheide Trust
0475	Joseph and Tina Kerka	3120 Little Big Horn	Thad and Beth Gifford

WOW.

Painting & Contracting, LLC

POWER WASH | PAINTING | DRYWALL & WOOD REPAIR
INTERIOR & EXTERIOR PAINTING. STAINING & MUCH MORE

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SINCE 1985

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WOWPAINTING@LIVE.COM

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REFERENCES UPON REQUEST



Manager's Corner

Hello,

I hope everyone had a great Christmas, and I wish you all a successful 2025! This Christmas has been a time for me to recharge and refocus on my priorities. One of the standout moments was spending a weekend in Cleveland with my side of the family. The highlight of the visit was attending A Christmas Carol at the Great Lakes Theater. My nephew played the role of the Ghost of Christmas Present. Casey has been passionate about theater since he was young and continued through college. This was his first paying gig—and he did an amazing job! He even performed his role on stilts! After the show, he gave us a backstage tour, which was very cool. We even had the chance to take a fantastic family photo with the fog machine on!



The rest of my holiday highlights included an employee appreciation lunch with the Choctaw Lake staff, losing to my neighbor at bowling, spending more quality time with family, watching Notre Dame dominate Indiana (and hoping for the same outcome against Georgia), trying out some new restaurants, and enjoying the unusually warm 50-degree weather!

I hope everyone else found time to step away from the daily grind and appreciate the finer things in life. Here's to a positive and fulfilling 2025. Cheers!

Mike Casimir
CLPOA Property Manager

November 2024

CLPOA TRAFFIC VIOLATIONS

TYPE

QTY

SPEEDING

2

2025 Board of Trustee's Election Candidates

SCOTT COSGROVE

My name is Scott Cosgrove, and it is a privilege to run for the Choctaw Lake Property Owners Association and represent the interests of homeowners at the lake. I have been a resident of Choctaw Lake since 2000. Over the past 23 years, my wife Kris and I have enjoyed raising our two children within the lake community and now we are grandparents of 2 wonderful little boys. A few of my personal interests that I share with friends from the community include barefoot skiing, hunting, fishing, and golf.

I am currently the president of a metal fabrication business which I founded in 1997 in Columbus, Ohio. I have served as a trustee on our apprenticeship board and a current member of our contractor's association. Should I be elected to the Choctaw Lake Board of Trustees, I believe my experience running my own business, budgeting for that business, and my extensive background in the construction industry would be an asset to our lake community.

I recognize that serving on the Board of Trustees is just that – a service. It is important to me that our elected trustees serve the community as a whole, and not anyone's individual interests. I know from personal experience what can happen when elected trustees use their positions of power to advance personal agendas or unfairly target and punish individual homeowners. If elected, my goal is to ensure that the Board of Trustees operates in a transparent and fair manner, and in a way that puts the interests of all homeowners and their properties above the interests of a select few. With this goal in mind, I hope to help Choctaw Lake continue to grow for future generations of families and remain a place we are all proud to call home.

NATHAN W. STULL

My wife, Brittany, and I moved to Choctaw Lake in April 2020, relocating from Chevington Place in London. Prior to 2019, I wasn't aware of this community, but after visiting a friend who had moved here, we quickly fell in love with the area. After six months of searching, we found our dream home on Swimmers Cove, and we've cherished every moment of living here. Our grown children enjoy visiting, especially during the summer months when we spend our days fishing, boating, and riding PWCs.

Since our arrival, I've been eager to get involved and support the community. I attend board meetings regularly to stay informed about ongoing initiatives and the needs of our neighbors. Most recently, I was elected President of the Choctaw Booster Club, where I've been working with a dedicated group of people to organize fun events that bring the community together.

A bit about my background: I enlisted in the U.S. Air Force in 1997 at the age of 18, working as an F-16 Weapons Loader at Shaw AFB in South Carolina. After completing my active-duty service in 2001, I returned to the Toledo area, but following the tragic events of September 11, I re-enlisted in the Ohio Air National Guard as a firefighter. During this time, I also worked as an IT Project Manager, overseeing multi-million-dollar projects, including store remodels and new store openings for The Kroger Company. Today, I serve as a full-time Sensor Operator at Springfield ANG Base, remotely supporting global combat operations.

I would be honored to serve on the CLPOA Board of Trustees and be a voice for all property owners. I am committed to

transparency in all board activities and encourage fellow residents to stay engaged and involved. In a close-knit community like ours, the people make the difference.

Choctaw Lake has truly become our forever home, and I am passionate about ensuring it remains a wonderful place to live for everyone. My phone is always on, and I welcome any questions or concerns from fellow property owners. Please feel free to reach out—I'm eager to listen, learn, and serve.

BERNIE REINEKE

You may not know me by name but I'm the guy you see in the yellow jacket walking the big, white dog, Max. You can tell by my dedication to Max that when I do something, I'm committed. My wife, Donna, and I have been here five years and have enjoyed both the people and the activities around the lake. Serving on the board is a small way I can give something back.

In my professional life, I was a self-employed information technologies contractor and system architect for both large and small companies including Honda of America and Wendy's International. I regularly service in management roles. Personally, I have always supported and been involved with charities and service multiple roles at church including chairing the administrative board.

Choctaw Lake and the CLPOA have a strong history and I'd like to help keep us moving forward, something we can better do by serving our needs as a whole than individually. Thank you for your consideration and support.

DAN MORAN

My name is Dan Moran, and I'm the proud owner of One Source Lawn Care and Shore Restore, businesses I've managed since 2004. For nearly two decades, I've had the privilege of helping Choctaw Lake residents keep their homes and landscapes in top condition. I've always taken great pride in being part of this community.

Amanda, my wife, and I have called Choctaw Lake home for over 40 years. Amanda, who was raised here, and I have raised our own family by the lake, building a deep connection to the area. For several years, we also owned and operated Dock Pizza, where we got to know many of you personally. Ultimately, we decided to focus more on our family, but the experience reinforced our love for the community and our desire to stay engaged.

Over the years, I've seen Choctaw Lake evolve and have had the opportunity to enjoy many aspects of life here, from the old days of the Wig Wam and ski shows to fishing tournaments that bring everyone together. As a lifelong fisherman, I've spent countless hours on these waters, and now, I'm proud to pass that same passion on to my boys. Choctaw Lake has given my family so much, and I want to ensure that future generations have the same opportunities to create lasting memories.

In addition to my experience as a long-time resident, I've spent years running two successful businesses, which have honed my leadership, problem-solving, and organizational skills. These experiences have prepared me to contribute meaningfully to the Choctaw Lake Board of Trustees. I understand the importance of maintaining the values and unique qualities that make our community so special, and I'm eager to bring my experience and dedication to the board.

Having had the privilege of serving on the Board, I've gained a solid understanding of how our processes function and how decisions are made. We are beginning to see real progress in key areas like water quality improvement and dredging, and I believe it is important to continue this momentum. For the benefit of our community and the place we all

cherish, I feel a strong sense of responsibility to seek another term and see these initiatives through to completion.

My family and I are deeply committed to this community, and I believe that my background and local knowledge will allow me to be an effective trustee. I look forward to the opportunity to give back to Choctaw Lake and help ensure it remains a vibrant and welcoming place for years to come.

Thank you for considering my candidacy.

2025 Utilities Board Candidates



BILL PRICE

Hello, I am Bill, and my wife is Rhonda. We moved here in 2014. We love throwing parties at the lake for our family and friends. Our favorite is Christmas in July. We have 4 children and 9 grandchildren. Our oldest grandson is attending Penn State and is a Team Captain on the track team. He made it to the NCAA Championship last year as a freshman. We spend a lot of time at track meets as 4 of our grandchildren are also running track in high school. We have two golden doodles who we love to spoil.

Rhonda and I own and operate grocery stores in the Miami Valley, Ohio area under the IGA and Save a Lot banners. We also own and operate Commercial Real Estate and Ocean Condo rentals in Cocoa Beach. We are experienced in budgeting, negotiations, HR, state and local laws, crisis management, dealing with all levels of business from our cashiers to CEOs of large companies.

I have been very involved in the Grocery Industry currently serving as Chairman of the Ohio Grocers Foundation, Executive Board Member of the IGA National Retail Advisory Board, Past member of Save A Lot Retail Advisory Board, and is Past Chairman of the Ohio Grocers Association. Member of the National Grocers Association, Ohio Grocers Association, Fairborn, Middletown, and Brookville Chamber of Commerce.

We have been fortunate to build teams that have helped us win the following awards. 2015 IGA International Retailer of the Year, 2014 Laurel Grocery Company Retailer of the Year, 2014 Ohio Grocers Pinnacle Award, 2013 Brookville Chamber Business Partner of the Year, 2012 Franklin Chamber Business of the Year, 2009 Brookville Chamber Business of the Year, 2008 Laurel Grocery Company Retailer of the Year, 2004 Property Beuatification award Fairborn Chamber of Commerce. We have been a sponsor of the National Night Out. I also helped update the security camera systems here at the lake.

Why I want to Serve.

I believe my business background, leadership roles and board experience will help bring a perspective of professionalism, results, the ability to gain consensus to get things done.

I believe our water plant is one of our biggest assets. I want to make sure the future of the water plant stays moving forward, providing clean, safe water for us now, and future generations.

Thank you for your consideration.

THE LIFE AND TIMES OF DAVE LOHRER

As a CU Board Member

I'd appreciate your vote to continue to serve on the Choctaw Utilities Board of Directors. I was first appointed to the CUI Board in 2016, back when we did it that way. This will be my first time being directly voted on by the community, instead of appointed by the CLPOA Board, and that's important to me.

Since 2016, I have worked with Jim, Mike and the CU Board to get many things accomplished. We built a new plant in 2019-2020, coming in 1% over budget. We GIS mapped the entire distribution system, which took us from paper maps to a modern digital standard. We successfully converted to a non-profit status two years ago, this effort has already paid us back double compared to what we spent. We completed our first Unidirectional Flush this past spring, this allowed us to effectively remove sediment in the main distribution pipes. We have budgeted and began the repair of over 80 curb boxes in need of repair. I enjoy working with Mike and the Board continuing to make things better - and there are always things to make better.

As a Regular Guy

Married to my wife of almost 20 years, Suprena. We have three children, Nate (senior), Lilly (sophomore), and Annabelle (7th grade). I'm at that time in life when you realize a kid about to be in college means you're entering a new phase. You've probably seen me walking my Golden Retriever buddy, Goose. He's the best.

For money, I have flown KC-135s as an Instructor and Evaluator in the Ohio Air Guard for almost 18 years. I've been to every corner of the globe and did my job in just about every conflict the last two decades. Somewhere in-between my family and the Guard, I was picked up by a major airline; I worked there for a few years before I went on orders to Wright Patterson to lend my operational experience to a special project. I'm planning to go back to the airline once my project at Wright Patt is complete (and it'll be time to pay for college!)

What Now?

The CU Board is a fun board to serve on. Mike does a great job. I think my job as a board member is to support the operator to make sure they have everything they need. My other job is to be accountable to the Members on this system. I take both of those things seriously. When operating a system, things break and need replaced. That's routine ops. We have a good capital plan to account for things like that. Where we are at now is in an execute phase – save money for the next big eventual job: distribution line replacement. Fortunately, that's a good ways out. I'm asking for your vote because I'd like to continue to work with Mike to keep making things better. I was involved in this plant from its design to startup and operations, and I'd like to stay engaged.

Last Thoughts

A lot of good people served on this board before the current group. Ernie Sparks was a long time president. When I got involved 8 years ago(!) there was a a lot of money set aside to get things started. The previous boards who made that happen deserve our appreciation. I think we have something unique out here that is good for us.

HAPPY NEW YEAR!

NEW YEAR, NEW HOMES - SAME GREAT

Experience

THAT DELIVERS YEAR AFTER YEAR!

If you are considering selling or buying in 2025 please give me a call. Let's discuss your families future home!

PROVEN SALES **SUCCESS** YEAR AFTER YEAR!



ANGELA WILDERMAN
anglewilderman@remax.net
614-620-1371



RE/MAX
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YOUR NEXT DESIGN

LOGOS • BUSINESS CARDS • INVITATIONS • BANNERS • BROCHURES
POSTERS • STRETCHED CANVAS • SIGNAGE • WEBSITES
PHOTOGRAPHY (including business headshots, family, senior, newborn & sport)
VIDEOGRAPHY • ANIMATION • SOCIAL MEDIA PLANS & MORE

Email: admeyercreations@gmail.com   @admeyercreations

Contact us for your
marketing, design, photography, videography needs!



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\$ 1,500 COLLEGE SCHOLARSHIP

You are eligible if you are a high school senior and if your parents, grandparents, legal guardians, or high school are customers of Madison Energy.

*** DEADLINE MARCH 28, 2025**

See Current Promotions or Call
utilitypipelinetd.com | 888.863.0032



9:08 AM

12/20/24

Cash Basis

Choctaw Lake Property Owners Assoc
Profit & Loss Budget vs. Actual
March through November 2024

	Mar - Nov 24	Budget	\$ Over Budget	% of Budget
Income				
41000 · Lot Assessments	479,420.23	480,000.00	-579.77	99.9%
41200 · Membership Dues	17,575.31	17,350.00	225.31	101.3%
41300 · Tenant Facility Fees	4,266.00	5,327.00	-1,061.00	80.1%
41301 · Interest Income	1.44	0.00	1.44	100.0%
41350 · Credit Card Convenience Income	23.59	0.00	23.59	100.0%
41400 · Late Charges	5,052.88	5,260.00	-207.12	96.1%
41500 · Building Permits	11,375.00	9,000.00	2,375.00	126.4%
41600 · Rentals	42,295.00	39,752.00	2,543.00	106.4%
41800 · Boat Storage	28,775.00	28,255.00	520.00	101.8%
41801 · Boat Dock Rental	38,400.00	38,400.00	0.00	100.0%
41805 · Storage Bldg	24,430.00	24,480.00	-50.00	99.8%
41904 · Tickets and Citations	869.55	2,250.00	-1,380.45	38.6%
41907 · Water Company Mgmt Income	46,242.57	43,445.07	2,797.50	106.4%
41911 · Publications Income	12,816.00	13,030.00	-214.00	98.4%
42000 · Other Income	1,420.94	1,162.52	258.42	122.2%
42200 · Donation Income	16,524.08	10,000.00	6,524.08	165.2%
Total Income	729,487.59	717,711.59	11,776.00	101.6%
Gross Profit	729,487.59	717,711.59	11,776.00	101.6%
Expense				
61300 · Bank Charges	17,929.83	18,200.00	-270.17	98.5%
61400 · Collection Expense	12,769.06	1,520.00	11,249.06	840.1%
62200 · Dues and Subscription Expense	8,588.20	3,220.00	5,368.20	266.7%
62300 · Electric Expense	19,354.96	18,580.00	774.96	104.2%
62400 · Heating Expense	3,380.64	4,025.00	-644.36	84.0%
62500 · Employee Benefit Expense	26,716.78	38,253.00	-11,536.22	69.8%
62501 · Staff Uniforms	496.18	500.00	-3.82	99.2%
63000 · Fish Stock Expense	4,907.16	2,000.00	2,907.16	245.4%
63300 · Gas and Oil Expense	17,087.81	22,850.00	-5,762.19	74.8%
63400 · Liability Insurance Expense	39,458.50	39,000.00	458.50	101.2%
63402 · Interest Expense	4.15	0.00	4.15	100.0%
65100 · Legal Expense	4,312.50	3,755.00	557.50	114.8%
65200 · License and Permit Expense	3,216.98	3,200.00	16.98	100.5%
65400 · Maintenance-Misc Building	789.23	4,500.00	-3,710.77	17.5%
65401 · Maintenance-Lodge/Arrowhead	5,556.93	7,700.00	-2,143.07	72.2%
65405 · Maint-Storage Bldg	195.00			
66000 · Maint-Parks & Grounds	13,774.81	11,500.00	2,274.81	119.8%
67000 · Maintenance-Drainage	500.00	4,000.00	-3,500.00	12.5%
68000 · Maintenance-Miscellaneous	3,756.42	3,755.00	1.42	100.0%
68001 · OSHA Compliance Expense	159.00			
68200 · Maintenance-Roads	3,582.74	750.00	2,832.74	477.7%
68300 · Maintenance-Trucks & Equipment	6,445.06	8,800.00	-2,354.94	73.2%
69000 · Maintenance-Mowers	2,093.11	1,750.00	343.11	119.6%
69200 · Maintenance-Boats	2,136.05	1,500.00	636.05	142.4%
69300 · Maintenance-Patrol Car	11,599.65	6,000.00	5,599.65	193.3%
69500 · Office Expense	5,129.68	4,500.00	629.68	114.0%
69515 · Car & Boat Stickers	1,202.32	1,200.00	2.32	100.2%
72000 · Patrol Expense	6,301.68	4,122.00	2,179.68	152.9%
73000 · Patrol Uniform Expense	5,490.95	4,170.00	1,320.95	131.7%
74000 · Postage Expense	3,358.04	4,000.00	-641.96	84.0%
74001 · Publication & Communication Exp	14,984.38	15,675.00	-690.62	95.6%
74002 · Professional Services Expense	10,445.00	17,310.00	-6,865.00	60.3%
74003 · Promotional Expense	10,803.68	10,000.00	803.68	108.0%
75300 · Workers Compensation Expense	510.15	2,800.00	-2,289.85	18.2%

9:08 AM

12/20/24

Cash Basis

Choctaw Lake Property Owners Assoc
Profit & Loss Budget vs. Actual
March through November 2024

	Mar - Nov 24	Budget	\$ Over Budget	% of Budget
75400 · Social Security Expense	21,386.60	21,001.00	385.60	101.8%
75500 · Medicare Expense	5,001.69	5,251.00	-249.31	95.3%
75600 · FUTA Expense	453.42	602.00	-148.58	75.3%
75700 · SUTA Expense	911.96	748.00	163.96	121.9%
75705 · Sewer Expense	1,252.53	1,388.00	-135.47	90.2%
75801 · Property Tax Expense	9,626.96	9,700.00	-73.04	99.2%
75802 · Wages	346,919.57	375,323.93	-28,404.36	92.4%
75810 · Water Expense	3,420.00	3,420.00	0.00	100.0%
Total Expense	656,009.36	686,568.93	-30,559.57	95.5%
Net Income	73,478.23	31,142.66	42,335.57	235.9%

4:58 PM

11/21/24

Cash Basis

Choctaw Utilities, Inc
Profit & Loss Budget vs. Actual
March through October 2024

	Mar - Oct 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
3010 · Unmeter Water Sales	371,251.76	367,300.00	3,951.76	101.1%
3100 · Taps	7,000.00	0.00	7,000.00	100.0%
3300 · Rental Income	0.00	0.00	0.00	0.0%
3400 · Interest Income	1,314.91	1,000.00	314.91	131.5%
3500 · Other Income	0.00	0.00	0.00	0.0%
Total Income	379,566.67	368,300.00	11,266.67	103.1%
Gross Profit	379,566.67	368,300.00	11,266.67	103.1%
Expense				
4010 · Wages Expense	8,886.64	10,000.00	-1,113.36	88.9%
4041 · Water Tank Clearwell Plant	2,045.00	3,000.00	-955.00	68.2%
4045 · Plant Expense	37,917.09	34,333.36	3,583.73	110.4%
4075 · Water Treatment Expense	18,375.45	20,999.88	-2,624.43	87.5%
4095 · Distribution Expense	8,544.57	18,001.36	-9,456.79	47.5%
4109 · Maintenance Expense	6,597.00	7,000.00	-403.00	94.2%
4120 · Office Expense	2,053.56	5,366.70	-3,313.14	38.3%
4150 · Professional Fees	2,425.90	9,600.00	-7,174.10	25.3%
4159 · Insurance Expense				
4160 · General	5,040.00	6,000.00	-960.00	84.0%
4170 · Officer Liability	0.00	0.00	0.00	0.0%
4180 · Workers Compensation	106.00	1,565.00	-1,459.00	6.8%
Total 4159 · Insurance Expense	5,146.00	7,565.00	-2,419.00	68.0%
4205 · Dir & Mgt Fee	38,617.84	38,618.24	-0.40	100.0%
4225 · Auto & Truck Mileage	0.00	0.00	0.00	0.0%
4240 · Bank Charges	7,829.07	8,400.00	-570.93	93.2%
4250 · Credit & Collection Exp-Liens	0.00	0.00	0.00	0.0%
4299 · Tax Expense	0.00	0.00	0.00	0.0%
4395 · Various Fees & Charges	5,887.08	6,000.00	-112.92	98.1%
Total Expense	144,325.20	168,884.54	-24,559.34	85.5%
Net Ordinary Income	235,241.47	199,415.46	35,826.01	118.0%
Other Income/Expense				
Other Expense				
5505 · Interest Exp - Plant Loan	21,758.48	22,470.38	-711.90	96.8%
Total Other Expense	21,758.48	22,470.38	-711.90	96.8%
Net Other Income	-21,758.48	-22,470.38	711.90	96.8%
Net Income	213,482.99	176,945.08	36,537.91	120.6%

Nature Statistics

Printed On: 12/26/2024 2:04 PM
Date Range From: 11/01/2024 Through: 11/30/2024



Nature	Total
ALARM DROP RESIDENTIAL	1
ANIMAL COMPLAINT	1
ATTEMPT TO LOCATE	1
CIVIL PROCESS	3
DEATH	1
DISABLED VEHICLE	2
DOMESTIC DISPUTE	1
EMS MENTAL STATUS CHANGE	1
EMS SEIZURE	1
EMS WELFARE CHECK	1
FIRE VEHICLE FIRE	1
FIRE WIRES DOWN	1
FOLLOW UP	1
JUVENILE COMPLAINT	1
LOST PROPERTY	1
NEIGHBOR DISPUTE	1
RECOVERED PROPERTY	1
SUSPICIOUS PERSON	1
SUSPICIOUS VEHICLE	3
THEFT	1
THREATS OR HARASSMENT	1
TRAFFIC OFFENSE	1
TRAFFIC STOP	20
VANDALISM	1
WELFARE CHECK	3

Total incidents: 51

Report generated from MSCO and not validated by CLPOA

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Patrol Chief
OF CHOCTAW LAKE

Hello Choctaw,

A Heartfelt Thank You to Our Community

As we wrap up another successful Operation Christmas event, I want to extend my deepest gratitude to everyone who contributed. Your generosity and support have once again shown the true spirit of our community.

Thanks to your donations, we were able to provide gifts and food to nearly 100 children across Madison County and the Springfield area. Your kindness brought smiles to so many young faces this holiday season, and it’s a reminder of the power of coming together to make a difference.

In addition to helping families, we also received an incredible amount of donations for the Madison County Humane Society. These contributions will go a long way in supporting the animals in their care, providing them with food, comfort, and a better chance at finding their forever homes.

None of this would have been possible without the dedication of our volunteers and the generosity of those who donated. On behalf of the entire Operation Christmas team, thank you for your compassion and for helping us make this season a little brighter for those in need.

Winter Safety Tips

As temperatures drop, here are some important safety tips to keep in mind:

- Traveling: Make sure your vehicle is winter-ready by checking tire pressure, antifreeze levels, and battery health. Keep an emergency kit with blankets, water, a flashlight, and non-perishable snacks in your car.
- House Checks: Protect your home by insulating pipes, sealing windows, and ensuring your heating system is functioning properly. If you’re away, ask a neighbor to keep an eye on your property. You can also request a house check through several convenient methods: email me directly, stop by the patrol office, visit the lake office, or submit a request via the Madison County Sheriff’s Office website.
- Car Safety: Never leave your vehicle running unattended, especially in driveways or parking lots. This reduces the risk of theft.
- Security: Keep doors and windows locked, and use outdoor lighting to deter potential break-ins during the darker winter months.

Welcome Our New Deputies

Please join me in welcoming three new deputies to our community: Deputy Ryan Simon, Deputy Rob Wright, and Deputy Leland Queen. They have recently been sworn in and are currently in the training process. If you see them out and about, please take a moment to introduce yourself and make them feel at home. We are excited to have them on board and look forward to the positive impact they will bring to our community.

Jake D. Rosales
Lake Chief



177 W. High Street London, Ohio 43140
740-231-2444

Hello,

My name is Wendy Donovan and I am the Community Liason for Buckeye Community School. I was asked by Deputy Rosales to share about our school and what we do. Buckeye Community School is a public high school with an alternative learning environment. We serve students ages 14-21 in mid and central Ohio, with locations in London, Springfield, Mansfield, Marion, and Fremont,

We offer an alternative approach to traditional high school that is individualized based on each student's unique needs and interests. Students work at their own pace, choose their own path to graduation, and can work around their schedule. We provide opportunities for students to prepare for future careers, college, and training programs while earning their diplomas.

We are committed to our students and the communities in which we serve. Through our community partnerships, we are able to help provide much needed resources for our students and their families.

Thanks to our continued partnership with Deputy Rosales, the Volunteer Taskforce, and the community Members of Choctaw Lake, you all helped provide Christmas for 32 people from our London and Springfield Locations. Most were children of our students, some younger siblings, and a couple of entire families going through some very difficult times.

We would like to express our heartfelt gratitude for all your generous donations. Your gifts will ensure they all experience the warmth of the holidays. We are so thankful for your support and wish you all the happiest of holidays filled with joy and peace.

If anyone has any further questions or would like any more information I can be reached by phone, text or email at 567-240-1496 or wdonovan@buckeyecs.org

Sincerely,

Wendy Donovan

Wendy Donovan
Community Liason
177 W. High Street
London, Ohio 43140
wdonovan@buckeyecs.org
567-240-1496

Choctaw Lake

Winter Concert Series for 2024/2025

The Trains
January 17
(Friday) 7:30 to 10:30 PM

The Trains were formed in 2009 in Columbus Ohio. Their unique approach to Rock and Soul makes them one of the most sought-after bands in the area. Brad Hinerman is the locomotion of The Trains rhythm section. Brad brings an exciting style that is sure to have you up on your feet and dancing the night away. His hard driving drumbeat keeps The Trains rollin' and rockin'. "Cool" Bill Chaney is a consummate pro on bass, who has performed with many local bands over his long career. With Bill, you can feel the rumble on the dance floor and know you're headed for a good time. Dave Robins is a unique, amazing talent on saxophone, flute and percussion. Dave keeps the crowd involved and wanting more. Jeff Liberatore is an accomplished lead guitarist with a rich background of R/B and rock guitar. Jeff has over 25 years of experience with some of the top bands in the area. Jeff's unique style adds the steam that powers The Trains as it rolls through its unique brand of feel-good music. Mike Preisser has been performing for over twenty-five years as well. His soulful lead vocals are heartfelt and distinctive.

- Classic Rock
- Place of Origin: Columbus, OH,
- <https://www.thetrainsband.com/>





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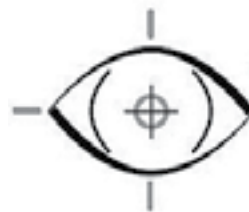


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JANUARY 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	(A) - Arrowhead (L) - Lodge (CR) - Conference Room		1 OFFICE CLOSED	2	3	4
5	6 Zumba 5:30P (L)	7	8 Over 55 Yoga Class 9:00A (L) Fitness Class 6:30 PM (L) CUI Meeting	9	10	11
12	13 Zumba 5:30P (L) CLPOA BoT Meeting	14	15 Over 55 Yoga Class 9:00A (L) Fitness Class 6:30 PM (L)	16	17 Winter Concert Series	18
19	20 Zumba 5:30P (L) Euchre Club (A) 6:30 PM	21	22 Over 55 Yoga Class 9:00A (L) Fitness Class 6:30 PM (L)	23	24	25
26	27 Zumba 5:30P (L)	28	29 Over 55 Yoga Class 9:00A (L) Fitness Class 6:30 PM (L)	30	31 Election Ballots Due	

FEBRUARY 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3 Zumba	4	5 Over 55 Yoga Fitness Class	6	7	8
9	10 Zumba CLPOA BoT Meeting	11	12 Over 55 Yoga Class Fitness Class CUI Meeting	13	14	15 Booster Club Valentines Dance
16	17 Zumba Euchre	18	19 Over 55 Yoga Fitness Class Garden Club Meeting	20	21 Winter Concert Series	22
23	24 Zumba	25	26 Over 55 Yoga Fitness Class	27	28	

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BOB EVANS SIDES 20-24 OZ.  \$4.99	BOB EVANS ROLL SAUSAGE 1 LB.  \$5.00	CLYDES GLAZED DONUTS 6 PACK  \$3.99	SMITHFIELD BACON 12 OZ.  \$5.00	EGGLAND EGGS 1 DOZEN  \$3.99

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