



THE PEACE PIPE

OCTOBER 2025

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



*Happy
Fall!*

FALL PROPERTY OWNERS MEETING: 10/23 - 7:30 PM AT THE LODGE
TRICK OR TREAT: SATURDAY 10/25 4:00 - 6:00 PM.

NO TRICKS, JUST TREATS FOR OUR CLIENTS!



Buyers are howling for homes at Choctaw Lake, and we've got the perfect potion to get yours sold. No tricks, just a spellbinding strategy brewed by the **CRACE GROUP**

Joy Crace - Realtor
614-246-1758

Kelly Hummell - Realtor
614-595-0970

Maria Morland - Realtor
614-207-2166

Adam Smith - Realtor
740-248-6409

Tim Crace - Realtor
614-307-0819

Heather Williams - Realtor
740-506-6279

Destiny Yoder - Realtor
740-506-7048

Chuck Kile - Realtor
614-506-8239

e-Merge
REAL ESTATE

The Crace Group
OUR CLIENTS ARE OUR TOP PRIORITY
www.TheCraceGroup.com

HAPPY HALLOWEEN

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



THE PEACE PIPE

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 x 10.5in)
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
Suprena Lohrer (Sec'y) 2026	(937) 206-8881
Senor Callis (2026)	(740) 579-6702
Gary Vance (2027)	(937) 776-2600
Dan Moran (2028)	(740) 837-0320
Scott Cogrove (2028)	(614) 482-8418
Nathan Stull (2028)	(419) 779-9904

CHOCTAW UTILITIES (WATER) BOARD

David Lehrer (Pres) 2028	(614) 886-5625
Dave Rodgers (VP) 2026	(614) 306-9030
Karl Crook (treas) 2027	(614) 582-9835
Steve Hecht (Sec'y) 2027	(740) 506-2741
Bill Platter (2026)	(937) 478-3432
Bob O'Connor (2026)	(937) 430-3583
Bill Price (2028)	(937) 408-5438

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

Tony Barnhart - President	614-581-8802
Jeff Niemeyer - Treasurer	614-370-0122
Rick Ballard - Secretary	614-390-2153
David Wheatley - Board Member	740-506-2237
Jeff Pitt - Board Member	740-248-1046

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'Connor	(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) 206-8881
Lake Water Quality	(614) 753-9626
Land/Facility & Long Range Planning	(937) 206-8881
Personnel	(614) 395-4636

OTHER COMMITTEES

Communications & Publications	(740) 206-2468
Recreation	(614) 440-7791

INFORMATION ABOUT YOUR DRINKING WATER

Fluoride 1.25 m/l - Sodium .25 m/l - Hardness 355 mg/L - 20-21 grains
(All of the above are naturally occurring and nothing is added)

CLPOA BOARD OF TRUSTEE MEETING

August 11, 2025 - Approved September 8, 2025
Board of Trustees Meeting

Motion 25-047: Michael Dorne moved to approve the July14, 2025, CLPOA Board of Trustees meeting minutes. Gary Vance seconded. Passed 7-0.

Motion 25-048: Michael Dorne moved to accept the variance for a 6-ft fence on the backside and westside, with 4-ft fence on the front southside. Gary Vance seconded. Failed 0-7.

Motion 25-049: Michael Dorne moved to approve the variance as presented. Nathan Stull seconded. Failed 1-6.

Motion 25-050: Michael Dorne moved to allow the variance for lot #0475, of a 6-ft privacy fence on the northside and westside and a 4-ft privacy fence on the southside as outlined in property owners' drawing. Gary Vance seconded. Passed 6-1.

Motion 25-051: Marty Ditello moved to move forward with foreclosure on lot #0107 as presented. Michael Dorne seconded. Passed 7-0.

Motion 25-052: Marty Ditello moved to move forward with foreclosure on lot #0787 as presented. Sener Calis seconded.
Passed 7-0.

Motion 25-053: Suprena Lohrer moved to set the Trick or Treat date and time to Saturday, October 25th, 4 p.m. to 6 p.m. Marty Ditello seconded.
Passed 7-0.

Call to Order: The Board of Trustees meeting convened at 7:00 p.m. in the CLPOA Lodge. Meeting called to order.
Roll Call: Dan Moran – excused; Scott Cosgrove – excused; Gary Vance – present; Michael Dorne – present; Marty Ditello – present; Kathi Platter – present; Nathan Stull – present; Suprena Lohrer – present; Sener Calis – present.
Property owners in attendance: Tina & Joe Kerka (Lot #0475).
Others in attendance: Mike Casimir.

Property Owners' Time:
Tina Kerka (Lot #0475) is asking for a fence variance and provided pictures of the property and the changes they want to make to their fence,

Approval of July 14 2025 Minutes:
Motion 25-047 was made and passed 7-0.

Board of Trustees Committees:
Governing Document Review: (Chair – Suprena Lohrer, Co-Chair – Nathan Stull).
Nothing to report.

Investment: (Chair – Gary Vance, Co-Chair – Kathi Platter).
Gary Vance provided detail of the account balances and investment info.

Lake Drainage, Roads & Dam: (Chair – Dan Moran, Co-Chairs - Scott Cosgrove, Sener Calis).
Mike Casimir provided an update on the crack filling and striping. He indicated that he should have a report from the survey of the dam by next meeting.

Lake Water Quality: (Chair – Michael Dorne, Co-Chairs – Nathan Stull, Dan Moran)
Michael Dorne indicated the lake numbers are great and will continue to monitor for the next big event, Labor Day Weekend.

Land/Facility & Long-Range Planning: (Chair – Suprena Lohrer, Co-Chair – Nathan Stull).
Nothing to report.

Personnel, Patrol and Safety: (Chair – Kathi Platter, Co-Chair Michael Dorne).
Kathi Platter provided an update on personnel highlighting the need for a replacement for Chief Jake Rosales.

Lake Committees:
Building Review: (Gary Vance, Dan Moran).

Gary Vance provided detail regarding the variance request for lot #0475 and the Building Review's objection to the 6-ft front yard fence. Motion 25-048 was made and failed 0-7. Motion 25-049 was made and failed 1-6. Motion 25-050 was made and passed 6-1.

Patrol: (Chief Rosales).
Nothing to report.

Property Manager: (Mike Casimir). Mike Casimir asked the board to approve a foreclosure of two properties presented. Motion 25-051 was made and passed 7-0.
Motion 25-052 was made and passed 7-0.

Treasurer: (Kathi Platter).
As submitted.

Old Business:
Speed Cushions:
Mike Casimir provided an update on costs and noted he will have more info to provide. There seems to be a lot of interest from the property owners.

"Buy-in Fee."
Moved to next month's meeting.

New Business:

Trick or Treat: The board set the date and time to Saturday October 25th, 4 p.m. to 6 p.m. Motion 25-053 was made and passed Wake Board Boats and boats with wake enhancing devices and their disruption to the lake were discussed. Governing Docs will pursue this with Legal.

Mart Ditello moved to adjourn the meeting at 7:52 p.m. Gary Vance seconded. Passed 7-0.

Meeting adjourned at 7:52 p.m.
Minutes compiled by Barbara Moore.

CLPOA PROPERTY OWNERS' MEETING

Tuesday, October 29, 2024

Dinah Burns (lot #0773) moved to accept the CLPOA Property Owners' Meeting Minutes from Tuesday, October 24, 2023 as amended. Tim Kurcki (lot #750) Passed 224-0-1

Christine Keegan (Lot #0460) moved to increase the lot assessment dues from \$711.00 to \$925.42 per assessable lot, effective March 1, 2025 to support the increased annual budget for CLPOA operations. Additionally, the lot assessment due will increase annually by 3%. The annual increase will end February 28, 2030. Laura Nolan (lot #1082) seconded. Passed 164-45-2.

Call to Order: The Property Owners' meeting convened at 7:30 p.m. in the Choctaw Lake Lodge.
Roll Call: Sener Calis – present; Marty Ditello – present; Michael Dorne – present; Steve Grapp – present; Gary Vance – present; Suprena Lohrer – present; Dan Moran – present; Kathi Platter – present; Vicki Presnell – present.
Others in Attendance: Mike Casimir, Sheriff Swaney.

Motion made to accept the October 24, 2023 Property Owners' Meeting minutes. Passed

Mike Casimir provided information on the Choctaw Weekly and how to sign-up, Property Owners can get the latest news from Mike Casimir in their mailbox every Wednesday.

Mike Casimir provided and explained the 2025 CLPOA rates recommendation. He stated that the bulk of the Operations budget comes from the lot assessments. There is some income that comes from the Lodge, Arrowhead and other rentals.

Mike Casimir highlighted that due to our financial diligence in refining operational efficiencies we have been able to go 10-years without a rate increase.

Mike Casimir explained the need for the 3% increase annually is to cover the projected increase in wages. This will allow us to retain employees.

Mike Casimir provided information regarding the Choctaw Lake coverage program that was approved by Choctaw Lake and the Madison County Sheriff's Office (MCSO).

The following are questions that Mike Casimir received before this meeting.

What are we doing with the money not spent due to not having 24/7 coverage? Mike Casimir provided a report for the coverage we do have. Some of this money goes to pay overtime because we don't have a full staff. Some of the money goes to other safety items.
What do we do with any items that are under budget? Mike Casimir reported that the money goes to something that enhances the community. Our goal is to not cut hours but increase hours to accommodate 24/7 coverage.

Mike Casimir indicated that if this motion passes, he will immediately announce the new rate in hopes of acquiring more officers. Sheriff Swaney will help to get the word out.

Have you looked into other programs? Mike Casimir indicated that he looked into other programs, reviewed and compared cost to determine the best alternatives. Every time we evaluate other programs, it comes back to the plan we have is the best for this community. This program is backed by the Madison County Sheriff and Madison County Commissioners.

Have you looked into gates? Mike Casimir reported that the Long-Range Planning committee looked into gates and met with a company that provides gates. The Long-Range Planning committee is gathering information and reviewing what might be best for this community. In reviewing the crime at the lake, it is determined that most of the crime is committee from within. We don't see much coming in from outside the lake.

Kristine Keegan (lot #0460) made a motion to accept the motion as presented. Laura Nolan (lot #1082) Seconded.

Kristine Keegan (lot #0460) asked who besides the sheriff deputies would be covered by retirement benefits? Mike Casimir reported that the current roster would be himself, Carla and the only full-time deputy, Jake Rosales.

Kristine Keegan (lot #0460) asked how many deputies would we need for full-time coverage? Mike Casimir reported that the goal would be to have 4-full-time deputies.

Kristine Keegan (lot #0460) asked who we use for the retirement benefits? Mike Casimir reported that we use Morgan Stanley, and Travis Flynn, our adviser, works with us on the types of investments.

Kim Stamper (lot #0459) indicated that she worked 25-years for Green County Sheriff's Office and provided her analysis and options she gathered from the community. She explained these options in detail. She asked have we reached a point where we no longer able to sustain our current patrol and safety procedures?

Kim Stamper (lot #0459) asked what is the process to change money from one budget line to another? Mike Casimir indicated that the only money accounts that we can move money around are the Operations and Capital accounts. He also reported that we cannot move money from Capital Operations unless there is a vote from the community, and indicated that there are tax consequences if we do.

Kim Stamper (lot #0459) asked how much money has been set aside for the Patrol Guard Shack project? Mike Casimir indicated that no money was set aside. The guard shack project is on hold due to the estimated cost being higher than the budgeted amount. Mike Casimir also explained how the Long-Range Planning committee works and how the Long-Range planning document is developed.

Sheriff John Swaney addressed the community and provided his assessment of this unique program, how it works and how MCSO vets out the deputies.

Joshua McKeever (lot #1005) asked if there is any consideration to implementing an HOA buy-in? Mike Casimir indicated that this board and previous boards have not talked about implementing an HOA buy-in. Mike Casimir explained the HOA buy-in to the community.

Anthony Vitale (lot #1051) explained the issues he faced as a business owner. He provided a summary of the lake water quality issues at Indian Lake and the struggles he faced with the county. He said what we have here with law enforcement is a sweetheart deal and if you let it go, we may never get it back.

Alex Cwiekalo (lot #0938) asked if this meeting should contain a financial report? Mike Casimir indicated that the annual financial report is presented at the April Property Owners' meeting. It is not required for the fall meeting. A YTD monthly report is provided in the published monthly Peace Pipe.

Alex Cwiekalo (lot #0938) asked if we have an investment account specific to investments? Mike Casimir reported that we do, and a monthly update is provided to the board at the monthly board meeting.

Susan Hardy (lot #0023) asked what is generating the \$20,000 increase in the income tax and asked for clarification because we are a non-profit? Mike Casimir reported that we project an estimate \$20,000 of income. He explained that we operate as a non-profit, but for tax purposes we are not a not-for-profit organization. Taxes are calculated from our investments and rentals.

Susan Hardy (lot #0023) also indicated that she was in favor of the increase but would like to see the annual increase broken out of the motion and voted on separately.

(lot #0175) called the question. Tina Sexton (lot #0742) seconded. Passed 164-60-0.

A vote was taken on the motion on the floor. Marty Ditello reported that the motion on the floor passed 160-45-2. Anthony Vitale (lot #1051) moved to adjourn at 9:20 p.m. Dave Lohrer (lot #0527) seconded.

Meeting adjourned at 9:20 p.m.
Minutes compiled by Barbara Moore.



Hello,

Every fall, the Ohio Lake Communities Association brings together lake leaders from across the state. This year, I was fortunate to attend the Ohio Lake Communities Association (OLCA) Fall Conference, held at Lake Roaming Rock in Ashtabula County. This two-day meeting is always very productive, as it provides an excellent opportunity to connect with peers in the industry. Board members from other communities also attend, creating a great mix of perspectives and allowing us to share both successes and challenges. My personal goal at each conference is to leave with action items that may enhance our community or benefit our staff.

One area I learned more about is software that several communities are using to manage annual board elections. Those using online election platforms report significantly higher participation, while also saving time and money in the process.

On the communication front, many communities have seen improved engagement with notices by using text alerts. Several platforms were discussed. Since we currently use MailChimp for email notices, I plan to research the text service that MailChimp offers.

Another important topic was the impact of wake-enhancing boats. This was addressed both during our Manager's Roundtable and in a breakout session hosted by a representative from ODNR. Discussions focused on how communities are working with wake-enhancing boat owners to reduce negative impacts on other lake users and on shorelines.

Other sessions included:

- The use of AI in our industry
- "A Call to Action: Fostering Civility in Community"
- Management software geared toward communities
- Collection strategies

I am also pleased to share that I was elected to join the executive board of the OLCA. I look forward to the opportunity to work more closely with peers across the state.

Finally, I'm excited to announce that Choctaw Lake will host the Spring 2026 OLCA Conference. Keep an eye out for volunteer opportunities as we prepare. Hosting is a wonderful chance to showcase our community, and it's always inspiring to see the volunteerism and generosity of the host locations. I can't wait to highlight Choctaw Lake when we welcome our guests.

Mike Casimir
CLPOA Property Manager

Manager's Corner

2:08 PM

09/25/25

Cash Basis

Choctaw Lake Property Owners Assoc
Profit & Loss Budget vs. Actual
 March through August 2025

	Mar - Aug 25	Budget	\$ Over Budget	% of Budget
Income				
41000 · Lot Assessments	418,805.06	406,182.00	12,623.06	103.1%
41200 · Membership Dues	12,226.64	11,500.00	726.64	106.3%
41300 · Tenant Facility Fees	6,477.94	6,477.52	0.42	100.0%
41301 · Interest Income	1.69			
41400 · Late Charges	6,291.27	2,327.00	3,964.27	270.4%
41450 · Collection Fee Recovery Income	500.00			
41500 · Building Permits	6,150.00	6,000.00	150.00	102.5%
41600 · Rentals	28,195.00	32,328.00	-4,133.00	87.2%
41800 · Boat Storage	28,925.00	28,255.00	670.00	102.4%
41801 · Boat Dock Rental	39,000.00	39,000.00	0.00	100.0%
41805 · Storage Bldg	16,540.00	16,320.00	220.00	101.3%
41904 · Tickets and Citations	955.45	1,500.00	-544.55	63.7%
41907 · Water Company Mgmt Income	40,631.10	40,631.10	0.00	100.0%
41911 · Publications Income	5,196.00	5,582.00	-386.00	93.1%
42000 · Other Income	240.00	240.00	0.00	100.0%
42200 · Donation Income	16,800.50	20,000.00	-1,199.50	94.0%
Total Income	628,935.65	616,342.62	12,593.03	102.0%
Gross Profit	628,935.65	616,342.62	12,593.03	102.0%
Expense				
61300 · Bank Charges	16,403.20	16,546.00	-142.80	99.1%
61400 · Collection Expense	-10,843.00	996.00	-11,839.00	-1,088.7%
62200 · Dues and Subscription Expense	7,199.87	7,150.00	49.87	100.7%
62300 · Electric Expense	9,716.02	13,066.00	-3,349.98	74.4%
62400 · Heating Expense	4,199.80	7,271.00	-3,071.20	57.8%
62500 · Employee Benefit Expense	32,337.64	30,975.00	1,362.64	104.4%
62501 · Staff Uniforms	0.00	400.00	-400.00	0.0%
63000 · Fish Stock Expense	3,076.61	3,000.00	76.61	102.6%
63300 · Gas and Oil Expense	10,042.10	13,625.00	-3,582.90	73.7%
63400 · Liability Insurance Expense	-104.00	0.00	-104.00	100.0%
63402 · Interest Expense	0.00	0.00	0.00	0.0%
65100 · Legal Expense	3,190.00	2,510.00	680.00	127.1%
65200 · License and Permit Expense	3,042.00	3,000.00	42.00	101.4%
65400 · Maintenance-Misc Building	1,025.00	2,250.00	-1,225.00	45.6%
65401 · Maintenance-Lodge/Arrowhead	3,809.73	4,985.00	-1,175.27	76.4%
65405 · Maint-Storage Bldg	0.00	0.00	0.00	0.0%
66000 · Maint-Parks & Grounds	15,822.44	12,800.00	3,022.44	123.6%
67000 · Maintenance-Drainage	2,200.00	2,000.00	200.00	110.0%
68000 · Maintenance-Miscellaneous	1,262.18	2,500.00	-1,237.82	50.5%
68200 · Maintenance-Roads	560.00	2,000.00	-1,440.00	28.0%
68300 · Maintenance-Trucks & Equipment	1,599.74	5,000.00	-3,400.26	32.0%
69000 · Maintenance-Mowers	2,278.13	2,500.00	-221.87	91.1%
69200 · Maintenance-Boats	1,059.28	1,500.00	-440.72	70.6%
69300 · Maintenance-Patrol Car	11,157.82	7,000.00	4,157.82	159.4%
69500 · Office Expense	2,198.35	3,000.00	-801.65	73.3%
69515 · Car & Boat Stickers	1,201.40	1,750.00	-548.60	68.7%
72000 · Patrol Expense	3,433.66	3,000.00	433.66	114.5%
73000 · Patrol Uniform Expense	2,905.33	3,650.00	-744.67	79.6%
74000 · Postage Expense	1,922.72	2,000.00	-77.28	96.1%
74001 · Publication & Communication Exp	13,004.55	10,757.00	2,247.55	120.9%
74002 · Professional Services Expense	9,255.00	12,500.00	-3,245.00	74.0%
74003 · Promotional Expense	19,247.75	20,000.00	-752.25	96.2%
75300 · Workers Compensation Expense	862.63	500.00	362.63	172.5%
75400 · Social Security Expense	19,044.65	19,115.00	-70.35	99.6%
75500 · Medicare Expense	4,453.98	4,477.00	-23.02	99.5%

2:08 PM

09/25/25

Cash Basis

Choctaw Lake Property Owners Assoc
Profit & Loss Budget vs. Actual
 March through August 2025

	Mar - Aug 25	Budget	\$ Over Budget	% of Budget
75600 · FUTA Expense	267.95	432.00	-164.05	62.0%
75700 · SUTA Expense	297.91	803.00	-505.09	37.1%
75705 · Sewer Expense	733.32	1,000.00	-266.68	73.3%
75800 · Income Tax Expense	34,000.00			
75801 · Property Tax Expense	9,222.66	9,650.00	-427.34	95.6%
75802 · Wages	308,332.39	330,060.73	-21,728.34	93.4%
75810 · Water Expense	2,280.00	2,280.00	0.00	100.0%
Total Expense	551,698.81	566,048.73	-14,349.92	97.5%
Net Income	77,236.84	50,293.89	26,942.95	153.6%

2:11 PM

09/25/25

Cash Basis

Choctaw Utilities, Inc
Profit & Loss Budget vs. Actual
 March through August 2025

	Mar - Aug 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
3010 · Unmeter Water Sales	263,533.93	255,570.00	7,963.93	103.1%
3100 · Taps	0.00	0.00	0.00	0.0%
3400 · Interest Income	912.90	750.00	162.90	121.7%
Total Income	264,446.83	256,320.00	8,126.83	103.2%
Gross Profit	264,446.83	256,320.00	8,126.83	103.2%
Expense				
4010 · Wages Expense	5,999.98	7,500.00	-1,500.02	80.0%
4045 · Plant Expense	20,365.90	28,452.00	-8,086.10	71.6%
4075 · Water Treatment Expense	14,523.61	13,502.04	1,021.57	107.6%
4095 · Distribution Expense	13,539.18	13,502.04	37.14	100.3%
4109 · Maintenance Expense	302.50	2,000.00	-1,697.50	15.1%
4120 · Office Expense	1,608.77	1,598.00	10.77	100.7%
4150 · Professional Fees	8,327.30	7,550.00	777.30	110.3%
4159 · Insurance Expense	11,808.00	6,000.00	5,808.00	196.8%
4205 · Dir & Mgt Fee	40,631.10	40,631.10	0.00	100.0%
4240 · Bank Charges	6,652.85	6,300.00	352.85	105.6%
4250 · Credit & Collection Exp-Liens	-75.00	300.00	-375.00	-25.0%
4299 · Tax Expense	12,000.00	6,100.00	5,900.00	196.7%
4395 · Various Fees & Charges	5,903.16	5,000.00	903.16	118.1%
66000 · Payroll Expenses	0.00	0.00	0.00	0.0%
Total Expense	141,587.35	138,435.18	3,152.17	102.3%
Net Ordinary Income	122,859.48	117,884.82	4,974.66	104.2%
Other Income/Expense				
Other Expense				
5505 · Interest Exp - Plant Loan	21,758.48	21,750.00	8.48	100.0%
Total Other Expense	21,758.48	21,750.00	8.48	100.0%
Net Other Income	-21,758.48	-21,750.00	-8.48	100.0%
Net Income	101,101.00	96,134.82	4,966.18	105.2%

MADISON COUNTY SHERIFF

Nature Statistics

Printed On: 09/05/2025 6:22 PM

Date Range From: 8/01/2025 Through: 8/31/2025

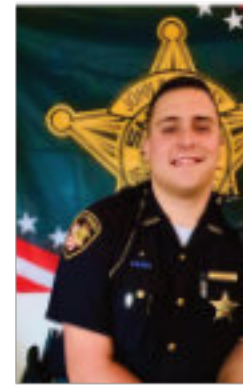


Nature	Total
ANIMAL COMPLAINT	3
ATV COMPLAINT	1
CIVIL PROCESS	3
CIVIL STANDBY	1
DEATH	1
DOG BITE	2
DOMESTIC DISPUTE	2
EMS DIABETIC EMERGENCY	1
EMS FALL INJURY	2
EMS STROKE	1
FIRE ALARM RESIDENCE	1
FIRE GAS LEAK OUTSIDE	1
FIRE OUTSIDE FIRE	1
JUVENILE COMPLAINT	2
LIVESTOCK ON ROADWAY	1
MESSAGE DELIVERY	1
NEIGHBOR DISPUTE	1
SUICIDE ATTEMPTED - PILLS	1
SUSPICIOUS PERSON	5
SUSPICIOUS VEHICLE	4
THEFT	1
TRAFFIC OFFENSE	2
TRAFFIC STOP	21
TRESPASSING	2
VANDALISM	2
VEHICLE CRASH NON INJURY	1
VEHICLE LOCKOUT	2
VIOLATION COURT ORDER	2
WATERCRAFT COMPLAINT	1
Total incidents:	69

REPORT GENERATED FROM MSCO AND NOT VALIDATED BY CLPOA

PROPERTY TRANSFERS

LOT	BUYER	ADDRESS	SELLER
0044	VanKoeving, Meredith & Kyle	1380 E Choctaw Dr	Dave & Coleen Wolford
0130	Stewart, Gabrielle	1400 Itawamba Trl	Donna Owens
0245	Acuna, David & Reagan	1855 Suqulak Trl	Sergio Ferreira
0268	Beetstra, Joan & Stephen	1618 Itawamba Trl	Thomas & Linda Jasper



Patrol Chief OF CHOCTAW LAKE

As we welcome the crisp air, colorful leaves, and change of seasons here at Choctaw Lake, it's a good time to remind everyone of a few important safety tips. Fall brings more outdoor activity, gatherings, and visitors, which means we all need to do our part to keep our community safe.

Call Dispatch – Not the Office or Patrol Cell

If you need law enforcement assistance, the fastest and most effective way is by calling the Madison County Sheriff's Office Dispatch at 740-852-1212.

- Please do not call the Lake Office, the patrol cell phone, or the property manager for law enforcement matters.
- Dispatch has direct communication with deputies on duty and can get help to you immediately.

Safety Reminders for Everyone

Even though Choctaw is a wonderful and safe community, we must all remember that no place in the world is 100% free of crime. Taking small steps goes a long way in preventing issues:

- Lock your car doors and homes at night. Most thefts are crimes of opportunity. A simple locked door is often the best deterrent.
- Stay alert. Report suspicious activity to dispatch right away rather than waiting until later.

A Realistic View of Safety

It's important to keep perspective: even if 10 cruisers or more were working at Choctaw Lake at once, crime and traffic violations would still happen. Law enforcement presence helps reduce and deter problems, but it can never completely eliminate them. That's why community cooperation—neighbors looking out for neighbors—is so important.

Looking Ahead: Operation Thanksgiving & Operation Christmas

We are already starting preparations for our annual Operation Thanksgiving and Operation Christmas outreach programs. Each year, we partner with local schools and organizations to support families in need during the holiday season.

- Buckeye Community School and the Help House have already reached out for assistance this year.
- Buckeye School has requested winter clothing donations for students ages 14–19.

If you would like to help us “adopt” families this holiday season, please email me at chiefrosales@choctawlake.com to be added to our volunteer and donor list. Your support makes a real difference in the lives of local families.

Working Together This Season

Let's enjoy the fall season together, safely. A secure, watchful, and cooperative community is the best way to keep Choctaw Lake the welcoming place we all love to call home.

And finally—stay tuned. In the coming weeks I'll be sharing some important updates with you all. Choctaw has an incredible future ahead, and I'm excited for what's next.

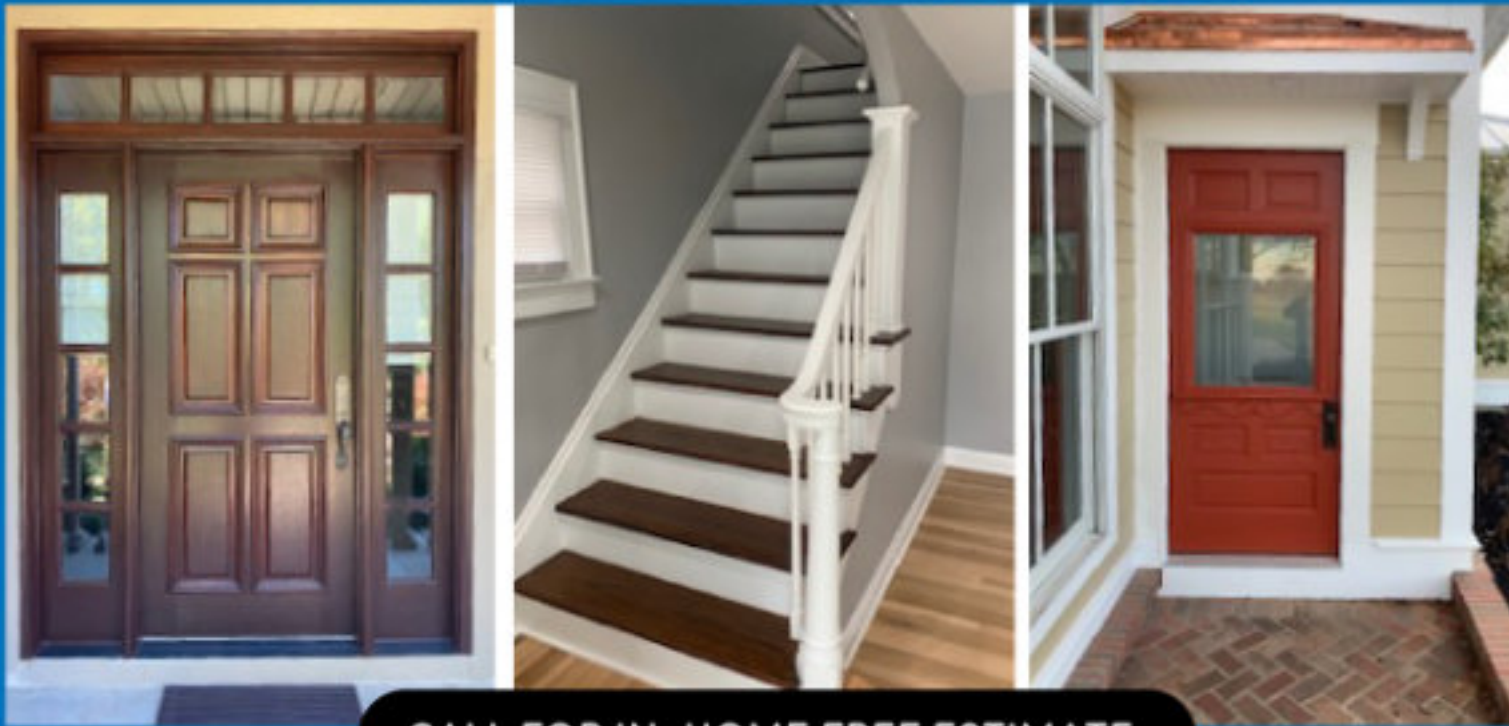
Deputy Jacob Rosales
MCSO - Choctaw Lake Patrol Chief

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SERVING THE SENIORS OF
MADISON COUNTY SINCE 1976

~ Mission Statement ~

The purpose of the Madison County Senior Center is to encourage, foster, and develop opportunities for the senior citizens of Madison County through education, recreation, respite, nutrition, adult care services, transportation, and assistance with independent living.

PLEASE CONTINUE TO SUPPORT
THE SENIOR CITIZENS OF MADISON COUNTY

VOTE YES

FOR OUR LEVY **RENEWAL** ON NOVEMBER 4, 2025

~ NO NEW TAXES ~

280 West High Street, London • 740-852-3001 • mcsenior.org



AMERICAN RED CROSS BLOOD DRIVE



Choctaw Lake Lodge

2875 Oneida Drive, London, OH 43140

NEXT BLOOD DRIVE

Thursday, November 20, 2025

12:00 PM – 6:00 PM

Sign up today to help save lives!



Register online:
redcrossblood.org/drive-results

Or email: thevolunteertaskforce@gmail.com

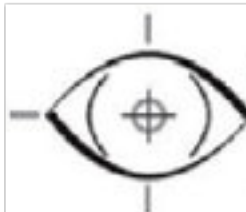
Scan the QR code to register

Hosted by The Volunteer Taskforce Club

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OCTOBER 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	(A) - Arrowhead (L) - Lodge (CR) - Conference Room		1 Yoga Class 9:00A (L) Fitness Class 6:30 PM (L)	2	3	4
5	6 Zumba 5:30P (L) Dance Club 7PM (L)	7	8 Yoga Class 9:00A (L) Fitness Class 6:30 PM (L)	9	10	11
12	13 Zumba 5:30P (L) CLPOA BoT Meeting (L) 7 PM	14 Booster Club (CR) 7 PM	15 Yoga Class 9:00A (L) Fitness Class 6:30 PM (L) Garden Club Meeting (A) 7PM	16	17	18
19	20 Zumba 5:30P (L) Euchre Club (A) 6:30 PM Dance Club 7PM (L)	21	22 Yoga Class 9:00A (L) Fitness Class 6:30 PM (L)	23 Property Owner's Meeting 7:30 (L)	24	25 Trick or Treat 4-6PM
26	27 Zumba 5:30P (L) Dance Club 7PM (L)	28	29	30	31 Community Halloween Party (L)	

NOVEMBER 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 OSU Watch Party
2	3 Zumba Dance Club	4	5 Over 55 Yoga Fitness Class	6	7	8
9	10 Zumba BOT Meeting	11	12 Over 55 Yoga Fitness Class CUI BOD Meeting	13	14	15
16	17 Zumba Euchre Dance Club	18	19 Over 55 Yoga Fitness Class	20 Blood Drive	21	22
23 30	24 Zumba Dance Club	25	26 Over 55 Yoga Fitness Class	27 Thanksgiving Office Closed	28 Office Closed	29 OSU Watch Party



Lakeside Market



HUNT BROTHERS PIZZA

COKE PRODUCTS

4/\$11

6 PK. 12 OZ. CANS



2/\$10

Smith's Ice Cream
48 oz.



2/\$7

Ruffles Potato Chips
8-9 oz.



5.99

Blue Ribbon Classic Ice Cream
Gallon



2/\$7

Prairie Farms Ice Cream or Yogurt Bars
6 Ct.



3/\$5

Bar-S Jumbo Franks or Bologna
Lb. Pkg.



2/\$5

Oscar Mayer Lunchables
8-10 oz.



4.99

Bob Evans Family Size Side Dishes
28-32 oz.



1.99

Idaho Potatoes
5 Lb. Bag



2/\$7

Kraft American Singles
12 oz.



1.49

Daisy Sour Cream
8 oz.



2/\$8

Cheetos
8 oz.



2/\$5

Dutch Farms Shredded Cheese
8 oz.



5.99

Purina Puppy Chow Complete
4 Lb. Bag



3.99

Purina Beggin' Strips
6 oz.



89¢

Friskies Canned Cat Food
5.5 oz.



2/\$4

Body Armor
28 oz.



Prices effective October 1 - 7, 2025.

We reserve the right to limit quantities and correct printing errors.

3180 Old Columbus Rd. • London, OH

LAKE SIDE MARKET • 740.852.1019