



THE PEACE PIPE

MARCH 2025

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



St. Patrick's Day Party 3/15 at the Lodge 5:00 PM. Concert 3/21 at the Lodge.

Are You Ready for March Madness?

OUR BUYERS ARE LOOKING TO SCORE A CHOCTAW LAKE HOME



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

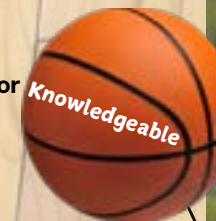


Mary Taylor - Realtor
740-852-9889

**NCAA BASKETBALL
CHAMPIONSHIP TOURNAMENT
Round 1 Tip Off
3/20/25**



SPRING FORWARD



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
Suprena Lohrer (Sec'y) 2026	(937) 206-0881
Sener Calis (2026)	(740) 579-6702
Gary Vance (2027)	(937) 776-2600
Dan Moran (2028)	(740) 837-0320
Scott Cosgrove (2028)	(614) 402-0418
Nathan Stull (2028)	(419) 779-0904

CHOCTAW UTILITIES (WATER) BOARD

David Lohrer (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'Conner (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

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)

CLPOA BOARD OF TRUSTEES' MEETING

January 13, 2025 Board of Trustees Meeting:

Motion 25-001: Suprena Lohrer moved to accept the November 11, 2024, CLPOA BoT meeting minutes as amended. Michael Dorne seconded. Passed 8-0.

Motion 25-002: Suprena Lohrer moved to fund the Patrol Office at Choctaw Utilities renovations not to exceed \$25,000. Steve Grapp seconded. Passed 8-0

Motion 25-003: Michael Dorne moved to approve Paul Boyer's appeal to remove all enforcement assessments related to the concerns of renting their house, dated, October 14, 2024. Suprena Lohrer seconded. Passed 7-1.

Call to Order: The Board of Trustees meeting convened at 7:00 p.m. in the CLPOA Lodge—meeting called to order.

Roll Call: Suprena Lohrer – present; Dan Moran – present; Kathi Platter – present; Vicki Presnell - present; Gary Vance – excused; Marty Ditello – present; Sener Calis – present; Michael Dorne – present; Steve Grapp – present.

Property owners in attendance: Paul Boyer (lot #0028); Nathan Stull (lot #0968); Bernie Reineke (lot #0353)
Others in attendance: Mike Casimir.

Property Owners Time:
Paul Boyer (lot #0028) came to appeal the removal of fines issued on his property.
Nathan Stull (lot # 0968) observer.
Bernie Reineke (lot #0353) observer.

Approval of November 11, 2024 Minutes:
Motion 25-001 was made and passed 8-0.

Board of Trustees Committees:
Governing Document Review: (Chair – Steve Grapp, Co-Chair – Vicki Presnell).
Steve Grapp asks that Barbara Moore’s Stenographer contract be renewed at the 2-5% increase. The board will address this at the February meeting.

Mike Casimir discussed the Marina boat storage as an eyesore, and maybe in violation of our Rules and Regulations. Mike Casimir will provide the board with suggested changes to the Rules and Regulations.

Mike Casimir discussed the car parked on E. Choctaw that looks more like an advertising billboard rather than a wrapped van. Mike Casimir will contact the owner regarding the signage.

Investment: (Chair – Gary Vance, Co-Chair – Kathi Platter).
Nothing to report.

Lake Drainage, Roads & Dam: (Chair – Dan Moran, Co-Chairs - Sener Calis, Suprena Lohrer).
Nothing to report

Lake Water Quality: (Chair – Dan Moran, Co-Chair – Michael Dorne)
Dan Moran indicated the need for a long-range plan and realistic numbers for dredging the lake. Dredging does impact the quality of the water since it reduces the copper sulfate on the lake bottom.

Land/Facility & Long-Range Planning: (Chair – Suprena Lohrer, Co-Chair - Marty Ditello).
Suprena Lohrer provided the long-range plan and discussed it with the board. Each item will be brought to the board for approval when they come up.

Mike Casimir addressed the board’s questions and concerns regarding the patrol office and maintenance tractor. Motion 25-002 was made and passed 8-0.

Personnel : (Chair – Michael Dorne, Co-Chairs Kathi Platter, Vicki Presnell).
Nothing to report.

Patrol and Safety: (Chair – Vicki Presnell, Co-Chair Michael Dorne).
Vicki Presnell reported that the committee expressed appreciation to Mike Casimir for the strategies suggested.
Mike Casimir reported that analyzing the data from the speed signs is problematic and has not had good success even with using AI.

Lake Committees:
Building Review: (Gary Vance, Dan Moran).
Nothing to report.

Patrol Report: (Chief Rosales).
Mike Casimir reported that the Nature Stats are now available.
Mike Casimir gave an update on the patrol officers hired, one full-time working the third shift and two part-time. He is continuing to review applications.

Property Manager Report: (Mike Casimir).

Mike Casimir provided the budget for review.

Treasurer: (Kathi Platter).
As submitted.

Old Business:
N/A

New Business:

Property Owners Time Addressed:
The board reviewed all the letters sent to property owner Paul Boyer (lot #0028) for rental violations The board heard the property owner’s responses and what the property owner has done to resolve the issues at the property. Motion 25-003 was made and passed 7-1.

Marty Ditello moved to go into Executive Session at 8:04 p.m. Michael Dorne seconded. Passed 8-0.
Marty Ditello moved to return from Executive Session at 9:00 p.m. Michael Dorne seconded. Passed 8-0.
Marty Ditello moved to adjourn the meeting at 9:02 p.m. Dan Moran seconded. Passed 8-0.

Meeting adjourned at 9:02 p.m.
Minutes compiled by Barbara Moore.

New Listing

2035 Yuma, London, OH



PROVEN SALES SUCCESS YEAR AFTER YEAR!

ANGELA WILDERMAN, REALTOR
angiewilderman@remax.net
614-620-1371

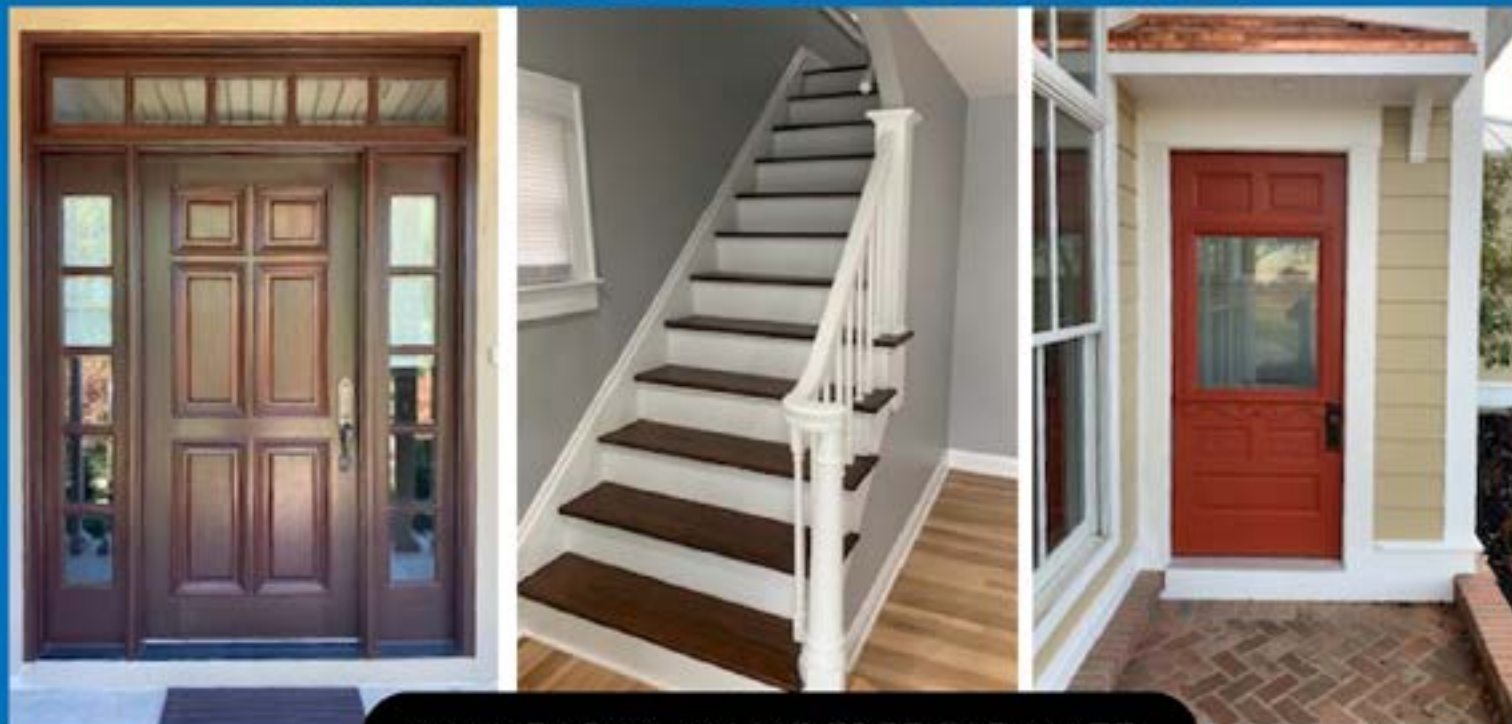


WOW.

Painting & Contracting, LLC

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Manager's Corner

Hello,

PROGRESS REPORT: PATROL HIRING UPDATE

At the Fall Property Owner's meeting, I outlined our goal to increase patrol wages immediately upon community approval. This strategy was designed to encourage current part-time employees to pick up more hours, improve staff retention, and allow us to start advertising for new hires. Our ultimate objective is to have 24/7 patrol coverage by the start of the fiscal 2025 budget period.

STAFFING PROGRESS

Hiring in the patrol industry remains competitive. However, we've made significant strides. Deputies Moos and Martin, both existing part-time deputies, committed to working additional hours with the new pay structure. Their shifts often extend from the second shift into the third, ending between 11:00 PM and 4:00 AM. Their consistent dedication has effectively added the equivalent of 1.25 full-time staff members. In December 2024, we welcomed Deputy Queen as a full-time deputy. After completing his required Choctaw Lake and Madison County training, he began working his full-time shifts. He currently follows a 4-day, 40-hour schedule that includes evening shifts that extend to 5:00 AM on weekends and third shifts ending at 7:00 AM on Tuesdays and Wednesdays. Please join me in welcoming Deputy Queen. See page 14 for an introduction article.

Additionally, we hired two new part-time deputies. Deputy Wright is filling 1-2 shifts per week to cover weekday and weekend gaps. Deputy Simon is currently in training and will be assigned primarily to weekend shifts once he completes his training. See page 15 for an introduction article for Deputy Simon.

SCHEDULING COVERAGE

We project that we will begin fiscal year 2025 with 85% of our patrol hours covered on a consistent basis. Our goal is to fill the remaining hours with support from current part-time deputies. In addition to Deputy Wright and Deputy Simon, current part-time Deputies Zimmer, Mitchem, Campbell, and Hawkins, who have full-time jobs, are committed to helping when their schedules allow.

The remaining 15% of uncovered hours fall mainly during our lowest traffic and call volume times. Chief Rosales continues to actively interview candidates to further improve our coverage.

ONGOING HIRING EFFORTS

Chief Rosales has been working diligently since we began advertising last fall. While we received many applications, not all candidates were qualified to proceed to the interview stage. To date, Jake has conducted 11 part-time and 4 full-time deputy interviews. We have hired three deputies from these efforts and are currently interviewing two more part-time weekend candidates.

Our focus remains on hiring qualified individuals who are a good fit for our community and who we believe will stay with us for several years. All candidates must pass Madison County background checks. Some applicants have opted out after learning more about our requirements or schedule, which we appreciate as it saves time for both parties.

For those familiar with law enforcement, you understand the extensive paperwork and time involved in the hiring process. While I sometimes grow impatient with the pace, our partners at the Madison County Sheriff's Department do an excellent job of keeping me informed about the process and its importance.

CONCLUSION

Although we won't start the 2025 fiscal year with 100% consistent coverage, I'm confident that the plan we implemented after the Fall Property Owner's meeting has led to significant improvements. We are beginning this fiscal year in the strongest staffing position we've had since I started in 2017.

Thank you for your ongoing support. Together, we're making great strides toward a safer, more secure Choctaw Lake community.

Mike Casimir
CLPOA Property Manager

January 2024	
CLPOA TRAFFIC VIOLATIONS (Not State Violations)	
TYPE	QTY
SPEEDING	5

2025 Choctaw Lake Boat Storage Application & Agreement

Name_____

Address_____

Phone_____

Date_____

Email_____

- Renewal of current storage space:
- Payment must be received by March 31st, 2025 to renew your storage area. Renewal invoices will be emailed on March 1st, 2025.
 - Your renewal payment is your agreement to the regulations included in the 2025 Choctaw Lake Boat Storage Application & Agreement.
 - Your account will be charged a full season rate if items are in your space without payment by March 31st, 2025. The charge will not be removed or prorated if you decided to not renew after March 31st, 2025. Your items will also be removed from the secured lot.
 - There will be a new combination to the lock beginning April 8th, 2025. The combination will be given when you submit payment for your rental space.

Rental Fee Schedule			
Location	Rental Space Size		
Old Columbus Storage	25'x10'	30' x 10'	45' x 10'
	\$150.00	\$175.00	\$225.00
Chickasaw/Marina Storage	\$150.00	N/A	N/A

- First time rentals:
- There will be a lottery held on Wednesday April 9th, 2025.
 - To enter the lottery, this rental agreement must be submitted to the office by 4:00 PM on April 1st, 2025.
 - The Property Manager will contact those in the lottery to inform the selection order.
 - The code to the storage lot will be provided upon payment.
 - Any rental after the lottery will be on first come basis.

- Storage Rules:
- Your rental space is the size indicated in the fee schedule. Items will be required to be removed if they do not fit in the allotted space. This generally happens when renters try to fit multiple items into a space.
 - Rental space in the storage area on Chickasaw is for **boats and boat trailers only**.
 - Rental space in the storage area on Old Columbus Rd is for boats, boat trailers, jet skis, campers, RVs, and vehicles. Note: The lot is to not be used as a “junk yard”. Any items deemed to be inoperable or not in standard condition will be required to be removed. CLPOA Rules and Reg Items 31 & 33 will be enforced. Enforcement does include enforcement assessments if items remain as an eyesore or are not removed per the Property Manager’s instructions.

Approved by CLPOA BOT: 1/26/22

- There is a two-space limit per household. This rule applies to any new renter. Those that currently have more than two spaces can renew their same spots.
- No space will be occupied without full payment. **Please note that there are no prorated fees. Timing of contract year does not affect the pricing.**
- Boat storage rentals are not transferable to other property owners. This applies to property transfers and/or the sale of your water vehicle.
- All boats, trailers, jet skis, RVs, and campers must have identification stickers on them. The requirement is a boat sticker, lot number sticker, last name, or address.
- There is the possibility that all items may need to be removed for up to one week for maintenance operations in or around the lots. Prior notice will be communicated.

It is understood that CLPOA is offering the use of the boat storage area as a service to residents in good standing. CLPOA assumes no responsibility expressed or implied for property stored in the boat storage area, and user waives all future claims against CLPOA and its officers, employees, etc.

STORAGE AREA (OLD COLUMBUS RD)

- Your storage space is_____
- The current combination for the lock will be provided at time of payment.
- Rental space is for watercraft, trailers, campers, RV’s, vehicles.
- The space marker will be in the middle of your space, either on the fence or indicated on the ground.

STORAGE AREA (CHICKASAW DR)

- Your boat storage space is_____.
- The current combination for the lock at the boat storage entrance will be provided at time of payment. _
- Rental space is for watercraft and watercraft trailers only. No vehicles or other trailer types will be allowed.
- Posts with space numbers on it have been installed in the boat storage area.

As you stand facing the post, your space is to the right of your numbered post (your space extends from the right of your post to the left of the next posted space). By aligning the posts in this manner, you can use the posts as guides when backing a trailer into your space. This will aid you in parking correctly in your space and will minimize damage to the post and your boat/trailer. If you have any questions or problems with your assigned space, please contact the office.

SignatureDate

OFFICE USE ONLY

Date received_____

Payment_____

Cash__Check

Approved by CLPOA BOT: 1/26/22

This 2025 boat slip application and full payment are due in the CLPOA office by 4:00 PM Friday, March 14, 2025.
Boats are authorized to be docked from April 15, 2025 through October 31, 2025.

IF YOU WISH TO RENEW THE BOAT SLIP YOU RENTED IN 2024:

1. Full Payment must be received by 4:00 PM on Friday, March 14, 2025. You will receive an invoice via email on March 1, 2025.
2. If payment is not received by March 14, 2025, your slip will be considered unrenewed. We will not accept any renewal payments after 4:00 PM on March 14, 2025.

IF YOU RENEWED A BOAT SLIP IN 2025 BUT WOULD LIKE A DIFFERENT LOCATION:

1. Full Payment must be received by 4:00 PM on Friday, March 14, 2025 for the same boat slip you rented in 2024.
2. You will then have the opportunity to change your docking location to one that is open.
 - If you want to move to a new location in 2025, you must inform the office prior to 4:00PM on Tuesday March 18TH.
 - A drawing to determine who gets to select a new spot first will take place Wednesday March 19th, 2025.
 - The property manager will inform each renter of the selection order. The deadline to move locations is Friday March 21st at 4:00PM.

IF YOU ARE A NEW BOAT SLIP RENTER:

1. This Completed Application and Full Payment must be received by 4:00 PM on Friday, March 14, 2025. Payment to be made at the CLPOA office via check. We will hold the check until you are assigned a slip.
2. All new renter applications will be entered into a random drawing for remaining boat slip spaces. The drawing will take place on Tuesday, April 1 2025. Microsoft Random Generator will produce the drawing results which will assign the order in which new renters can choose their slip locations.
3. The Property Manager will contact you on April 1, 2025 to inform you of your spot on the selection list. The person with spot #1 will choose first. Each person will have 24 hours, from time of being contacted that it's their turn, to make a selection. If no selection is made with-in the 24 hours, that spot will be skipped to the end.
4. If you do not receive the opportunity to rent a slip, your payment will be refunded.
5. Beginning April 15th, 2025 all non-rented boat slips will be available on a first come basis.

IF YOUR APPLICATION AND PAYMENT ARE NOT RECEIVED BY 4:00 PM FRIDAY, March 14, 2025:

1. You will be able to select an available location and rent a boat slip beginning April 15th, 2024.

Boat Slip Rental is \$300.00 per season. The 2025 rental season is April 15 – Oct. 31, 2025. **NO BOAT SLIP WILL BE ASSIGNED OR CAN BE OCCUPIED WITHOUT FULL PAYMENT. YOU WILL NOT BE PERMITTED TO RENEW YOUR SLIP OR ENTER THE LOTTERY IF YOU HAVE ANY CLPOA BALANCE OVER 60 DAYS PAST DUE. THIS INCLUDE LATE FEES OR VIOLATION ENFORCEMENT ASSESSMENTS.**

NAME & PHONE NUMBER _____

EMAIL ADDRESS _____

Date fee paid _____ Cash or Check # _____

STAY UP TO DATE

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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



Choctaw Lake Property Owners Assoc
Profit & Loss Budget vs. Actual
March 2024 through February 2025

	Mar '24 - Feb 25	Budget	\$ Over Budget	% of Budget
Income				
41000 · Lot Assessments	635,719.16	633,000.00	2,719.16	100.4%
41200 · Membership Dues	23,192.97	22,100.00	1,092.97	104.9%
41300 · Tenant Facility Fees	4,621.50	5,327.00	-705.50	86.8%
41301 · Interest Income	1.80	0.00	1.80	100.0%
41350 · Credit Card Convenience Income	23.59	0.00	23.59	100.0%
41400 · Late Charges	7,656.47	7,000.00	656.47	109.4%
41500 · Building Permits	13,474.88	10,000.00	3,474.88	134.7%
41600 · Rentals	48,870.00	53,000.00	-4,130.00	92.2%
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	31,650.00	32,640.00	-990.00	97.0%
41904 · Tickets and Citations	1,469.55	3,000.00	-1,530.45	49.0%
41907 · Water Company Mgmt Income	61,494.83	57,926.76	3,568.07	106.2%
41911 · Publications Income	14,186.00	15,200.00	-1,014.00	93.3%
42000 · Other Income	1,590.94	1,550.00	40.94	102.6%
42200 · Donation Income	17,518.28	20,000.00	-2,481.72	87.6%
Total Income	928,644.97	927,398.76	1,246.21	100.1%
Gross Profit	928,644.97	927,398.76	1,246.21	100.1%
Expense				
61300 · Bank Charges	21,956.00	22,900.00	-944.00	95.9%
61400 · Collection Expense	8,268.45	2,000.00	6,268.45	413.4%
62200 · Dues and Subscription Expense	12,353.08	6,000.00	6,353.08	205.9%
62300 · Electric Expense	23,117.28	24,550.00	-1,432.72	94.2%
62400 · Heating Expense	7,252.62	7,800.00	-547.38	93.0%
62500 · Employee Benefit Expense	37,276.98	51,000.00	-13,723.02	73.1%
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	21,129.48	28,000.00	-6,870.52	75.5%
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	4,670.00	5,000.00	-330.00	93.4%
65200 · License and Permit Expense	7,805.34	12,500.00	-4,694.66	62.4%
65400 · Maintenance-Misc Building	10,736.34	4,500.00	6,236.34	238.6%
65401 · Maintenance-Lodge/Arrowhead	6,476.29	8,500.00	-2,023.71	76.2%
65405 · Maint-Storage Bldg	195.00	0.00	195.00	100.0%
66000 · Maint-Parks & Grounds	21,921.86	12,500.00	9,421.86	175.4%
67000 · Maintenance-Drainage	500.00	4,000.00	-3,500.00	12.5%
68000 · Maintenance-Miscellaneous	4,939.73	5,000.00	-60.27	98.8%
68001 · OSHA Compliance Expense	159.00			
68200 · Maintenance-Roads	8,595.27	7,500.00	1,095.27	114.6%
68300 · Maintenance-Trucks & Equipment	11,878.94	9,300.00	2,578.94	127.7%
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	11,833.63	6,500.00	5,333.63	182.1%
69500 · Office Expense	6,756.81	6,000.00	756.81	112.6%
69515 · Car & Boat Stickers	1,202.32	1,750.00	-547.68	68.7%
72000 · Patrol Expense	8,164.21	5,496.00	2,668.21	148.5%
73000 · Patrol Uniform Expense	8,173.21	5,420.00	2,753.21	150.8%
74000 · Postage Expense	4,319.76	4,000.00	319.76	108.0%
74001 · Publication & Communication Exp	21,172.76	21,000.00	172.76	100.8%
74002 · Professional Services Expense	10,865.00	17,940.00	-7,075.00	60.6%
74003 · Promotional Expense	11,311.92	20,500.00	-9,188.08	55.2%
75300 · Workers Compensation Expense	504.15	2,800.00	-2,295.85	18.0%

Choctaw Lake Property Owners Assoc
Profit & Loss Budget vs. Actual
March 2024 through February 2025

	Mar '24 - Feb 25	Budget	\$ Over Budget	% of Budget
75400 · Social Security Expense	29,980.47	28,000.00	1,980.47	107.1%
75500 · Medicare Expense	7,011.56	7,000.00	11.56	100.2%
75600 · FUTA Expense	792.40	800.00	-7.60	99.1%
75700 · SUTA Expense	1,334.48	1,000.00	334.48	133.4%
75705 · Sewer Expense	1,723.95	1,850.00	-126.05	93.2%
75801 · Property Tax Expense	19,091.73	19,400.00	-308.27	98.4%
75802 · Wages	486,184.78	500,158.84	-13,974.06	97.2%
75810 · Water Expense	4,560.00	4,560.00	0.00	100.0%
Total Expense	893,309.95	909,974.84	-16,664.89	98.2%
Net Income	35,335.02	17,423.92	17,911.10	202.8%

Choctaw Utilities, Inc
Profit & Loss Budget vs. Actual
March 2024 through January 2025

	Mar '24 - Jan 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
3010 · Unmeter Water Sales	497,593.56	497,610.00	-16.44	100.0%
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	1,736.08	1,375.00	361.08	126.3%
3500 · Other Income	0.00	0.00	0.00	0.0%
Total Income	506,329.64	498,985.00	7,344.64	101.5%
Gross Profit	506,329.64	498,985.00	7,344.64	101.5%
Expense				
4010 · Wages Expense	17,184.43	13,750.00	3,434.43	125.0%
4041 · Water Tank Clearwell Plant	2,045.00	3,000.00	-955.00	68.2%
4045 · Plant Expense	55,702.86	45,583.34	10,119.52	122.2%
4075 · Water Treatment Expense	27,721.60	28,874.97	-1,153.37	96.0%
4095 · Distribution Expense	19,337.79	24,750.34	-5,412.55	78.1%
4109 · Maintenance Expense	12,422.00	7,000.00	5,422.00	177.5%
4120 · Office Expense	5,499.01	6,816.66	-1,317.65	80.7%
4150 · Professional Fees	7,893.30	9,900.00	-2,006.70	79.7%
4159 · Insurance Expense	8,696.00	14,065.00	-5,369.00	61.8%
4205 · Dir & Mgt Fee	53,099.53	53,100.08	-0.55	100.0%
4225 · Auto & Truck Mileage	0.00	0.00	0.00	0.0%
4240 · Bank Charges	11,399.79	10,800.00	599.79	105.6%
4250 · Credit & Collection Exp-Liens	0.00	530.45	-530.45	0.0%
4299 · Tax Expense	1,680.00	2,121.80	-441.80	79.2%
4395 · Various Fees & Charges	9,534.35	6,000.00	3,534.35	158.9%
66000 · Payroll Expenses	0.00	0.00	0.00	0.0%
Total Expense	232,215.66	226,292.64	5,923.02	102.6%
Net Ordinary Income	274,113.98	272,692.36	1,421.62	100.5%
Other Income/Expense				
Other Expense				
5505 · Interest Exp - Plant Loan	43,516.96	44,940.76	-1,423.80	96.8%
Total Other Expense	43,516.96	44,940.76	-1,423.80	96.8%
Net Other Income	-43,516.96	-44,940.76	1,423.80	96.8%
Net Income	230,597.02	227,751.60	2,845.42	101.2%

Nature Statistics

Printed On: 02/10/2025 11:55 AM

Date Range From: 1/01/2025 Through: 1/31/2025

Nature	Total
ANIMAL COMPLAINT	1
CIVIL PROCESS	6
DISABLED VEHICLE	1
DOMESTIC	1
EMS CARDIAC CHEST PAINS	1
EMS DIFFICULTY BREATHING	2
EMS FALL INJURY	2
EMS LIFT ASSIST NON INJURY	1
EMS SURGICAL COMPLICATIONS	1
FIRE CO ALARM NO ILLNESS	1
FIRE WATER ICE RESCUE	1
JUVENILE COMPLAINT	1
MESSAGE DELIVERY	1
OPEN DOOR	1
PROWLER	1
SUSPICIOUS PERSON	1
SUSPICIOUS VEHICLE	4
THEFT	1
THREATS OR HARASSMENT	1
TRAFFIC STOP	21
WELFARE CHECK	1
Total incidents:	51

Report generated from MSCO and not validated by CLPOA



MEET THE DEPUTY
DEPUTY LELAND QUEEN

Deputy Leland Queen is the new Choctaw Lake Third Shift Deputy. He comes to our community and to the sheriff’s office with an extensive background in law enforcement. Deputy Queen started his career in 2006 with the Carroll Po-lice Department where he was also working at the Capital University Police. He later went to work as a Seargent with the Mechanicsburg Police Department as well as the Franklin Township Police Department and doing work with the US Marshal service. Leland has a large family that includes five children, eight grandchildren and in his free time he loves to fish and work on his 65 Mustang. Deputy Queen is verry community oriented and is excited to see all of you at the many lake events.



Patrol Chief
OF CHOCTAW LAKE

Hello Choctaw,

As we step into March and the promise of warmer weather, it’s the perfect time to talk about spring safety and preparing for the upcoming boating season here at Choctaw.

SPRING SAFETY REMINDERS:

- Weather Awareness: Spring brings unpredictable weather. Keep an eye on severe storms and flooding potential.
- Yard Cleanup: Be cautious when clearing debris and working outdoors—wear proper gear and watch for hazards like downed branches or slick surfaces.
- Road Safety: Warmer weather means more outdoor activity—watch for walkers, joggers, and kids on bikes.
- Pets: As we let our pets out more, remember to check fencing and be aware of wildlife becoming more active.

BOATING SEASON IS AROUND THE CORNER!

We want to remind everyone that Choctaw will be hosting a Boater Safety Course on April 5th, in partnership with ODNR (Ohio Department of Natural Resources). This is a fantastic opportunity to brush up on safety, Ohio laws, and best practices before we hit the water.

- Course Location:2875 Oneida Drive – Choctaw Lake Lodge
 - Registration: - • A registration form will be available at the Choctaw Lake Lodge office.
 - Residents can also email Mike or myself at chiefrosales@choctawlake.com to sign up or ask questions.
- This is a great course for both new and experienced boaters.

OHIO BOATING AGE REQUIREMENTS & LICENSING:

- A common question we get is “Who is required to have a boater’s license in Ohio?” Here’s what you need to know:
- Anyone born on or after January 1, 1982, is required to complete a boater education course to operate a boat over 10 horsepower.
 - This requirement includes personal watercraft like jet skis.
 - Proof of course completion must be carried when operating the watercraft.

If you or a family member needs this certification, the April 5th course is a perfect opportunity to get it done locally!

GET READY FOR A SAFE & FUN SPRING!

We look forward to seeing everyone around the lake as we transition into spring. Stay safe, stay informed, and consider joining us for the Boater Safety Course! Feel free to reach out with any questions.

Jacob Rosales
Sheriff Deputy -Madison County Sheriffs Office
Lake Chief – Choctaw Lake



MEET THE DEPUTY

DEPUTY RYAN SIMON

Hello! My name is Ryan Simon. I am a Columbus State and Ohio Wesleyan graduate with a focus on law enforcement and environmental science. I currently work at OhioHealth as a Protective Services Officer full-time and provide security for Madison Health part-time as well. I enjoy doing outdoor activities such as hiking, kayaking, and biking. Music is my other passion, playing guitar and bass as well as going to a lot of concerts. I love traveling and just went out of the country for the first time this year to Japan and Mexico! It is an honor to become part of the Madison County Sheriff's Office substation here at Choctaw Lake and I look forward to all the opportunities it provides for me to grow and work with the community.

CUI MEETING MINUTES

January 8, 2025 Minutes: Approved February 12th 2025.

January 8, 2025 Minutes: Approved February 12th 2025. Time: 6:00 pm

Member Sign-in

Call to Order / Roll Call at 6:03 pm

- Excused - Dave Lohrer and Jeff Avery
- Present - Dave Rodgers, Steven Hecht, William Platter, Karl Crook, Bill Price

Member's Comments (5 minutes limit)

- No members attended the meeting.

Meeting Minutes Approval

- Approved with corrections. Motioned Karl Crook and seconded by Steven Hecht. Passed 5-0

Operators Report

- Started testing iron levels before backwashing for discoloration.
- Deep clean filters to eliminate the cause of discoloration.
- Recalibrated chlorine system.
- Motion for tank cleaning quote from Complete Restoration approved based on approved plan on process implementation by Dave Rodgers, seconded by Bill Price. Passed 5-0
- Motion moved to replace pumps 1 and 3 based on Moody's quote without cleaning well by Steven Hecht, seconded by Karl Crook. Passed 5-0

Financial Report

- Currently Over Budget by \$9,779.73 from some additional expenses. Still should be good by end of fiscal year.

Old Business

Audit Plans

- Still in the process of finding a reasonable accounting firm for conducting the audit.

Generator Discussion

- Review the various quotes and fuel capacities of the generators. It was decided that this should be held off until a future date.

New Business

- Discussion around the upcoming election and the possibility of appointing a director due to lack of applicants. It was decided to hold off this discussion until after the results in case of write in candidates.

Adjournment

- Motion to adjourn meeting made by Bill Price and seconded by William Platter - 7:47pm

Choctaw Lake

Winter Concert Series for 2024/2025

The winter concerts are co-sponsored between the Choctaw Musician's Club and the Booster's Club

Alexander

March 21 (Friday) 7:30 to 10:30 PM

The band Alexander plays a very wide variety of classic rock, pop and country music. Their repertoire consists of over 1500 songs. They formed approximately 35 years ago and have been getting rave reviews ever since. Prior to that, they played in bands such as Devine Comedy and The Saint Bernard's. They have played all over the Midwest. Members of the band have opened for acts such as The Doors, Paul Revere and the Raiders, Little Anthony and Kenny Rodgers. Try to stump them with a request. It is highly likely that they will be able to do it! They will keep you rocking all night.

- Classic Rock, Pop and Country
- Place of Origin: Columbus, OH,
- www.thealexanderband.com



PROPERTY TRANSFERS

NONE FOR THE MONTH OF FEBRUARY

Saint PATRICK'S DAY
SATURDAY MARCH 15 AT THE LODGE
DOORS OPEN AT 5:00PM
Please join us to make the St. Patrick's Day more vibrant & joyful!
Chili Cookoff is Entry Prize for winner
BRING A DISH FOR A POT LUCK DINNER!
JOIN US FOR OUR FIRST INDOOR CORNHOLE TOURNAMENT!
\$20 PER TEAM
LIMITED TO 20 TEAMS, PRIOR SIGN UP REQUIRED
CASH PRIZES FOR 1ST, 2ND, 3RD PLACE
HOSTED BY THE CHOCTAW LAKE BOOSTER CLUB
VOLUNTEERS NEEDED!!

Kitchens, Bathrooms, Decks and More!



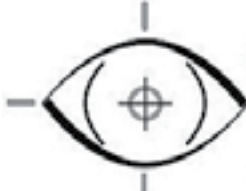
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MARCH 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3 Zumba 5:30P (L)	4	5 Over 55 Yoga Class 9:00A (L) Fitness Class 6:30 PM (L)	6	7	8
9	10 Zumba 5:30P (L) CLPOA BoT Meeting 7pm (L)	11 Booster Club 7 PM (CR)	12 Over 55 Yoga Class 9:00A (L) Fitness Class 6:30 PM (L) CUI BoD Meeting 6 PM (CR)	13	14	15 Booster Club St. Patrick's Day Party 5PM (L)
16	17 Zumba 5:30P (L) Euchre Club (A) 6:30 PM	18	19 Over 55 Yoga Class 9:00A (L) Fitness Class 6:30 PM (L) Garden Club 7 PM (AH)	20	21 Winter Concert Series	22
23	24 Zumba 5:30P (L) 30	25 31 Zumba 5:30P (L)	26 Over 55 Yoga Class 9:00A (L) Fitness Class 6:30 PM (L)	27	28	29

APRIL 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2 Over 55 Yoga Fitness Class	3	4 ODNR Boater Certification Class (L)	5
6	7 Zumba	8 Booster Club Meeting	9 Over 55 Yoga Fitness Class	10	11 Winter Concert Series	12
13	14 Zumba CLPOA BoT Meeting	15	16 Over 55 Yoga Class Fitness Class Garden Club Meeting	17	18	19 Egg Hunt and Pancake Breakfast
20	21 Zumba Euchre	22	23 Over 55 Yoga Fitness Class Garden Club Meeting	24	25	26
27	28 Zumba	29	30 Over 55 Yoga Fitness Class			

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