



THE PEACE PIPE

JULY 2025

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



***Joy and Tim Crace of e-Merge Real Estate
are your proud sponsors of the Choctaw Lake Fireworks
and the Beach Bash July 3 & 4th.
(see center spread for all the activities and schedule of events)***

Local Roots, Real Results

The Realtor Advantage in Your Backyard



The Crace Group has been the number one Real Estate team at Choctaw Lake five out of the last six years: 2019, 2021, 2022, 2023, 2024!*

NO OTHER REALTOR OR TEAM has sold as many Choctaw Homes over that period of time!

We give back to our community with such things as the July 4th fireworks, the Beach Bash, and the Home for the Holidays lighting contest

Five time repeat NextDoor Neighborhood Faves champs!

Unlike most companies, we use three area MLS systems to attract more Realtors to maximize the number of buyers who know about your home

We understand what it takes to get the most value for you out of your home.

We know the facts about Choctaw Lake

We know where the best fishing spots are

We know where the eagles have nested for several years

Unlike some agents that have falsely advertised, we know that there are no gates at the Choctaw entrances

Buyers don't just buy your home, they buy the community they are going to live in

Are you leaving money on the table? You wouldn't hire an attorney from out of town, why would you not hire a Realtor from The Crace Group who lives right here at Choctaw Lake?



www.TheCraceGroup.com



NUMBER OF TRANSACTIONS

2019	
THE CRACE GROUP	14
Next Best Realtor/Team	10
2021	
THE CRACE GROUP	20
Next Best Realtor/Team	8
2022	
THE CRACE GROUP	12
Next Best Realtor/Team	9
2023	
THE CRACE GROUP	18
Next Best Realtor/Team	2
2024	
THE CRACE GROUP	16
Next Best Realtor/Team	8

*Buyers & sellers sold from the Columbus MLS 1/01/2019 - 12/31/2024



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 Dittels (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
Sener Callis (2026) (740) 579-6702
Gary Vance (2027) (937) 776-2600
Dan Moran (2028) (740) 837-0320
Scott Cosgrove (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) 362-2744

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 370 m/l - 28-30 grains
(All of the above are naturally occurring and nothing is added)

CLPOA BOARD OF TRUSTEES' MEETING

May 12, 2025 - Board of Trustees Meeting:

Motion 25-035: Scott Cosgrove moved to approve the April 14, 2025, CLPOA Board of Trustees meeting minutes as amended. Gary Vance seconded. Passed 7-1.

Motion 25-036: Gary Vance moved to change the Building Code to add the change to Section 3a3. Dan Moran seconded. Passed 8-0.

Motion 25-037: Gary Vance moved to add Section J8 and Section K10 to the Building Code. Dan Moran seconded. Passed 8-0.

Motion 25-038: Kathi Platter moved to raise the fence size from 48" to 72". Michael Dorne seconded. Failed 4-4.

Motion 25-039: Gary Vance moved to approve the street 4-ft setback variance for lot #0977. Dan Moran seconded. Passed 7-1.

Motion 25-040: Kathi Platter moved to accept the Car Club Charter as submitted. Dan Moran seconded. Passed 8-0.

Motion 25-041: Michael Dorne moved that a committee shall be hereby created and designated as follows:

1. The members of the committee shall be the following members of the Board: (1) Michael Dorne (Chair), (2) Suprena Lohrer, and (3) Kathi Platter.
2. The committee is hereby directed to thoroughly review the issues, claims, and allegations in the Letter and obtain applicable legal advice as it deems necessary and appropriate.
3. The committee is hereby designated and authorized to exercise the authority of the Board as necessary to take any action it deems appropriate to resolve all matters raised in the Letter, or, in its discretion, to make recommendations to the Board for action.
4. The committee shall provide the Board with periodic updates of its progress in its discretion or as requested by the Board, and shall provide a final report of its actions and, if applicable, its recommendations to the Board upon its completion of the above designated task.
5. Upon making its final report and/or recommendations to the Board, the committee created hereby shall be automatically deemed dissolved unless otherwise directed by the Board.

WHEREAS, the Association, through its legal counsel, received correspondence dated May 8, 2025, from an attorney representing a member of the Association, which correspondence threatened legal action against the Association unless certain actions were taken (the "Letter");

WHEREAS, Article VI of the Association's Constitution provides that the Board, in a resolution adopted by a majority of the Trustees in office, may designate one or more committees consisting of two (2) or more Trustees, to exercise the authority of the Board to the extent provided in said resolution; and

WHEREAS, due to the subject matter of the Letter and the nature of the threatened litigation, the Board has determined that the interests of the Association are best served if the matter is referred to a committee of Trustees to take appropriate action;

Suprena Lohrer seconded. Passed 8-0. Dan Moran was not present for the vote due to abstention.

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 – present; Scott Cosgrove – present; Gary Vance – present; Michael Dorne – present; Marty Ditello – late; Kathi Platter – present; Nathan Stull – present; Suprena Lohrer – present; Sener Calis - present.

Property owners in attendance: Dinah Burns (Lot #0773), Chuck Avery (Lot #0799), Doug Henderson (Lot #0918), Shawn Edmunds (Lot #0781), Tim Crace (Lot #0172).

Others in attendance: Mike Casimir.

Property Owners' Time:
Dinah Burns (Lot #0773) is here to observe.

Chuck Avery (Lot #0799) provided a summary and documents for his remodel, which includes a 4-ft setback variance request.

Doug Henderson (Lot #0918) here to observe.

Shawn Edmunds (Lot #0781) indicated that the boat ramp parking area could use gravel to fill some of the mud holes and ruts.

Tim Crace (Lot #0172) asked about creating a Car Club at the lake and provided the charter. This club plans to team up with the Booster Club.

Approval of April 14, 2025 Minutes:
Motion 25-035 was made and passed 7-1.

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).
Nothing to report.

Lake Drainage, Roads & Dam: (Chair – Dan Moran, Co-Chairs - Scott Cosgrove, Sener Calis).
Dan Moran reported on the cleanup of the dredge pond. He discussed some changes he would like to see in the Contract Policy and will provide an updated policy for the committee to review.

Lake Water Quality: (Chair – Michael Dorne, Co-Chairs – Nathan Stull, Dan Moran)
Mike Casimir indicated that testing will start in June.
Land/Facility & Long-Range Planning: (Chair – Suprena Lohrer, Co-Chair – Nathan Stull).
Suprena Lohrer reported that the projects for 2025 are underway.

Personnel, Patrol and Safety: (Chair – Kathi Platter, Co-Chair Michael Dorne).
Nothing to report

Lake Committees:
Building Review: (Gary Vance, Dan Moran).
Gary Vance provided the verbiage for the change to the Building Code and variance fee schedule. Motion 25-036 was made and passed 8-0.
Gary Vance provided challenges that the Committee faced regarding sheds, garages, overhangs, lean-tos, and the need for clarification on total footprint. Motion 25-037 was made and passed 8-0.

Kathi Platter discussed the fence sizes. Motion 25-038 was made and failed 4-4-0. Gary Vance provided details for the 4-ft garage setback variance for Lot #0977. Motion 25-039 was made and passed 7-1.

Patrol: (Chief Rosales).
As submitted.

Property Manager: (Mike Casimir).
Mike Casimir provided his research on implementing a "New Resident Buyers Fee". The Governing Documents Committee will review and develop the plan to be presented at the fall Property Owners' Meeting.

Mike Casimir provided information about implementing a CLPOA Collection Letter charge.

Mike Casimir provided three quotes for replacing the current tractor. Mike Casimir will pursue another quote for the 32 hp Kubota.

Treasurer: (Kathi Platter).
As submitted.

Old Business:
Building Code Update:
Addressed during the Building Review Report.

New Business:
Car Club Charter:
The board reviewed and discussed the Car Club Charter. Motion 25-040 was made and passed 8-0.

PO Owners:
Marty Ditello indicated that Mike Casimir will get back to Shawn Edmunds' (Lot #0781) request about adding gravel to the Marina parking lot, as soon as Mike has a plan to combine it with the stoage area. Michael Dorne moved to enter Executive Session at 8:20 a.m. to discuss imminent litigation. Suprena Lohter seconded. Passed 8-0.

Marty Ditello arrived at 8:36 p.m.
Michael Dorne moved to exit Executive Session at 9:06 p.m. Marty Ditello seconded. Passed 8-0 Dan Moran was not present due to abstention.
Motion 25-041 was made and passed 8-0.

Marty Ditello moved to adjourn the meeting. Suprena Lohrer seconded. Passed 9-0.

Meeting adjourned at 9:11 p.m.
Minutes compiled by Barbara Moore.Minutes compiled by Barbara Moore.

New Listing





2085 Chickasaw Dr, London, OH **4 BEDS • 5 BATHS • 6,040 SQFT**

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



Fishing Tournament

Thursday, July 4th
6am-10am

Fun for
the whole
family!

Choctaw
Lake

Located at
1585 Chickasaw Dr
London, OH 43140

Proud Sponsors



Hello,

We are already halfway through 2025. It's been a busy start to the year, and we plan to keep the momentum going through the second half. Here are a few projects we're focused on completing in the coming months:

Updated website: We're finalizing a new website with a cleaner, more modern design. It will be mobile-friendly and easier to navigate. Over time, we plan to add features like online lodge and Arrowhead reservations, and digital building permit submissions.

Road work: Our spring road maintenance was delayed, but crack filling is scheduled this summer for Chickasaw, West Choctaw, East Choctaw, Itawamba, and Suqulak Trail. Once that's done, road striping will follow.

Gravel Installation: We'll be adding a new layer of gravel to the Chickasaw outdoor storage lot and installing updated post markers. Renters will be notified once the schedule is set, and all boats and trailers will need to be temporarily removed.

We appreciate everyone's patience as we continue working through these projects.

As we head into the 4th of July weekend, I want to wish you a safe and enjoyable holiday. CLPOA staff will be on duty to help ensure a smooth and safe weekend.

A quick reminder about water safety: The 4th is the busiest time on the lake. It's the owner's responsibility to ensure watercraft are being operated safely. Operators must be at least 16 to drive a jet ski alone. If the operator is between 12-16, they must have someone 18 or older on board. We've seen several underage operators already this season, and it's a serious safety concern. Things can happen fast on the lake, especially during crowded times. Please be sure the operator of your watercraft is of age and has the required training. Boat patrol will be on the water and may pull operators off if necessary. The boat patrol staff is directed to report all violations to me. I will then issue the violation notices as spelled out in the CLPOA Rules and Regulations. First-time speeding violations by a guest or family member will result in a \$50 enforcement charge to the property owner.

Happy Independence Day! Enjoy the time with your friends and family.

Thank you,
Mike Casimir

CLPOA Property Manager

Manager's Corner

3:36 PM

06/20/25

Cash Basis

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

	Mar - May 25	Budget	\$ Over Budget	% of Budget
Income				
41000 - Lot Assessments	208,012.34	206,842.00	1,170.34	100.6%
41200 - Membership Dues	6,306.84	5,750.00	556.84	109.7%
41300 - Tenant Facility Fees	6,015.23	6,477.52	-462.29	92.9%
41301 - Interest Income	0.02			
41400 - Late Charges	4,153.35	1,466.00	2,687.35	283.3%
41500 - Building Permits	1,025.00	3,000.00	-1,075.00	64.2%
41600 - Rentals	15,240.00	20,499.00	-5,259.00	74.3%
41800 - Boat Storage	28,425.00	28,255.00	170.00	100.6%
41801 - Boat Dock Rental	39,000.00	39,000.00	0.00	100.0%
41805 - Storage Bldg	8,630.00	8,160.00	470.00	105.8%
41904 - Tickets and Citations	556.09	750.00	-193.91	74.1%
41907 - Water Company Mgmt Income	20,315.55	20,315.55	0.00	100.0%
41911 - Publications Income	2,560.00	1,336.00	1,224.00	191.6%
42000 - Other Income	120.00	120.00	0.00	100.0%
42200 - Donation Income	1,500.00	2,500.00	-1,000.00	60.0%
Total Income	342,759.42	344,471.07	-1,711.65	99.5%
Gross Profit	342,759.42	344,471.07	-1,711.65	99.5%
Expense				
61300 - Bank Charges	10,229.88	10,631.00	-401.12	96.2%
61400 - Collection Expense	-10,702.50	498.00	-11,200.50	-2,149.1%
62200 - Dues and Subscription Expense	5,403.48	3,550.00	1,853.48	152.2%
62300 - Electric Expense	5,348.23	6,030.00	-681.77	88.7%
62400 - Heating Expense	3,864.34	7,141.00	-3,276.66	54.1%
62500 - Employee Benefit Expense	16,188.39	15,815.00	373.39	102.4%
62501 - Staff Uniforms	0.00	100.00	-100.00	0.0%
63000 - Fish Stock Expense	3,076.61	3,000.00	76.61	102.6%
63300 - Gas and Oil Expense	3,670.96	5,615.00	-1,944.04	65.4%
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	577.50	1,265.00	-687.50	45.7%
65200 - License and Permit Expense	1,796.00	1,750.00	46.00	102.6%
65400 - Maintenance-Misc Building	690.00	1,125.00	-435.00	61.3%
65401 - Maintenance-Lodge/Arrowhead	1,897.30	2,245.00	-347.70	84.5%
65405 - Maint-Storage Bldg	0.00	0.00	0.00	0.0%
66000 - Maint-Parks & Grounds	8,835.32	7,400.00	1,435.32	119.4%
67000 - Maintenance-Drainage	2,200.00	1,000.00	1,200.00	220.0%
68000 - Maintenance-Miscellaneous	607.80	1,240.00	-632.20	49.0%
68200 - Maintenance-Roads	0.00	750.00	-750.00	0.0%
68300 - Maintenance-Trucks & Equipment	849.74	3,000.00	-2,150.26	28.3%
69000 - Maintenance-Mowers	282.00	1,000.00	-718.00	28.2%
69200 - Maintenance-Boats	94.00	1,500.00	-1,406.00	6.3%
69300 - Maintenance-Patrol Car	5,269.19	5,000.00	269.19	105.4%
69500 - Office Expense	1,530.99	1,500.00	30.99	102.1%
69515 - Car & Boat Stickers	1,201.40	1,750.00	-548.60	68.7%
72000 - Patrol Expense	2,842.17	1,500.00	1,342.17	189.5%
73000 - Patrol Uniform Expense	2,161.57	1,850.00	311.57	116.8%
74000 - Postage Expense	461.36	1,000.00	-538.64	46.1%
74001 - Publication & Communication Exp	5,061.03	4,850.00	1,111.03	122.9%
74002 - Professional Services Expense	860.00	1,155.00	-295.00	74.5%
74003 - Promotional Expense	1,576.75	2,500.00	-923.25	63.1%
75300 - Workers Compensation Expense	599.85	0.00	599.85	100.0%
75400 - Social Security Expense	8,373.50	8,415.00	-41.50	99.5%
75500 - Medicare Expense	1,958.32	1,967.00	-8.68	99.6%
75600 - FUTA Expense	102.22	216.00	-113.78	47.3%
75700 - SUTA Expense	104.60	398.00	-293.40	26.3%

3:36 PM

06/20/25

Cash Basis

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

	Mar - May 25	Budget	\$ Over Budget	% of Budget
75705 - Sewer Expense	419.04	500.00	-80.96	83.8%
75801 - Property Tax Expense	0.00	0.00	0.00	0.0%
75802 - Wages	135,538.87	145,825.26	-10,286.39	92.9%
75810 - Water Expense	1,140.00	1,140.00	0.00	100.0%
Total Expense	224,905.91	254,221.26	-29,315.35	88.5%
Net Income	117,853.51	90,249.81	27,603.70	130.6%

3:44 PM

06/20/25

Cash Basis

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

	Mar - May 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
3010 - Unmeter Water Sales	131,850.66	125,320.00	6,530.66	105.2%
3100 - Taps	0.00	0.00	0.00	0.0%
3400 - Interest Income	416.40	375.00	41.40	111.0%
Total Income	132,267.06	125,695.00	6,572.06	105.2%
Gross Profit	132,267.06	125,695.00	6,572.06	105.2%
Expense				
4010 - Wages Expense	2,899.99	3,750.00	-850.01	77.3%
4041 - Water Tank Clearwell Plant	0.00	0.00	0.00	0.0%
4045 - Plant Expense	11,589.40	14,603.00	-3,013.60	79.4%
4075 - Water Treatment Expense	5,397.94	6,753.06	-1,355.12	79.9%
4095 - Distribution Expense	5,967.08	6,753.06	-785.98	88.4%
4109 - Maintenance Expense	302.50	2,000.00	-1,697.50	15.1%
4120 - Office Expense	885.27	847.00	38.27	104.5%
4150 - Professional Fees	1,392.78	1,250.00	142.78	111.4%
4159 - Insurance Expense	8,951.00	6,000.00	2,951.00	149.2%
4205 - Dir & Mgt Fee	20,315.55	20,315.55	0.00	100.0%
4240 - Bank Charges	3,300.01	3,000.00	300.01	110.0%
4250 - Credit & Collection Exp-Liens	-75.00	100.00	-175.00	-75.0%
4299 - Tax Expense	0.00	0.00	0.00	0.0%
4395 - Various Fees & Charges	5,442.00	5,000.00	442.00	108.8%
66000 - Payroll Expenses	0.00	0.00	0.00	0.0%
Total Expense	66,368.52	70,371.67	-4,003.15	94.3%
Net Ordinary Income	65,898.54	55,323.33	10,575.21	119.1%
Other Income/Expense				
Other Expense				
5505 - Interest Exp - Plant Loan	0.00	0.00	0.00	0.0%
Total Other Expense	0.00	0.00	0.00	0.0%
Net Other Income	0.00	0.00	0.00	0.0%
Net Income	65,898.54	55,323.33	10,575.21	119.1%



CLPOA Rules and Regulations: Park & Beach Rules

19. PARK/BEACH RULES

A. Use:

- (1) The parks and beaches in the Choctaw Lake subdivision are open for the enjoyment of property owners, their family members and guests during the hours of 6:00 a.m. to 12:00 p.m. (Midnight) daily, and at such other times as may be established by the Property Manager.
- (2) No person shall engage in unruly or disrespectful behavior while in any park or beach area. Use of the parks and beaches shall also be subject to any additional rules posted at specific locations.
- (3) No person shall be under the influence of drugs and/or alcohol while being in or upon any park, beach or common area of Choctaw Lake.

B. Guests:

Guests are permitted to use the parks and beaches and to swim in Choctaw Lake, provided they are accompanied by a property owner or have with them a valid guest pass signed by a property owner. Guest passes are available at choctawlake.com and at the Lake Office. The property owner bears ultimate responsibility for the compliance by guests with Choctaw Lake Rules & Regulations. (Revised August 14, 2018)

C. Swimming:

Swimming in Choctaw Lake is done at the swimmer's own risk. A responsible adult must be present whenever any child under the age of sixteen (16) is swimming in the lake from any CLPOA beach. Swimmers shall stay within the 100' Safety Zone.

D. Pets Prohibited on Beaches: (Revised September 12, 2017)

No pets are allowed on the beaches.

E. Parking Permitted in Designated Areas Only:

Motorized road vehicles and watercraft shall not be parked in a manner that obstructs access to those areas or is likely to cause a danger to vehicular traffic or pedestrians. If the Property Manager designates a specific parking area within any park or beach, all motorized road vehicles and watercraft shall only be parked in those areas. No overnight parking is permitted.

PROPERTY TRANSFERS

LOT	BUYER	ADDRESS	SELLER
0037	John & Maria Waizmann	1320 E Choctaw Dr	Nathan & Katherine Robson
0245	Sergio Ferreira	1855 Suqulak Tr	Donna & David Rhoads
0304	Steve Baker	1825 Itawamba Trl	Patricia Brock
1093	Angelo & Miranda Casa	2641 Sarsi Dr	Keith & Theresa Thomas

CHOCTAW LAKE RESIDENTS Happy Independence Day !!!



SCHEDULE OF EVENTS

July 3rd

PATRIOTIC BOAT PARADE

***5:30 PM**

Meeting at South end of Lake to
line up prior to the start.
One lap around lake



LIVE CONCERT FEATURING

***7:00 PM -10:00 PM**

**ON THE STAGE
AT THE ARROWHEAD**

Moonstone



SIDER'S BBQ ON SITE

**Tim & Joy Crace of
e-Merge Real Estate**

are Proud to Sponsor the Choctaw Lake
Fireworks, Concert and Beach Bash!

SEE OPPOSITE SIDE FOR ALL JULY 4TH ACTIVITIES



JULY 4th ACTIVITIES

**TIME
6 AM - 10 AM**

FISHING TOURNAMENT

Registration at the Marina
weigh in begins at 10 AM
at the Marina

Sponsored by
The Dock at Choctaw Lake
Ernie's Pharmacy &
Dock's Lakeside Pizza



The Beach Bash with The Crace Group

**TIME
12 PM - 3 PM**

Obstacle Course, Slip-N-Slide,
Basketball Hoops, Dunk Tank & Bounce
House for Toddlers



**TIME
1:30 PM - 3 PM**



FREE ICE CREAM

FEATURING THE DELICIOUS TWISTED TREATS



**TIME
4 PM**

at the Lodge

**CHILDREN'S BIKE PARADE
DECORATE YOUR BIKES**

PRIZES AWARDED BY AGE GROUPS



FREE SWAG & SIGN UP TO WIN FREE PRIZES!

DRAWINGS TO BE HELD AT 2:45 PM

OMG!

BOOM!

BOOM!

BOOM!

KABOOM!

OMG!

BOOM!

YEAH!

BOOM!

BOOM!

BOOM!

BOOM!

BOOM!

BOOM!

BOOM!

BOOM!

BOOM!

JULY 4TH FIREWORKS

* PLANNED START TIME FOR FIREWORKS APPROX. 10 PM

** START TIME MAY VARY DEPENDING UPON DARKNESS **

*** PLEASE SECURE YOUR PETS BEFORE THE SHOW ***

THANKS!



SEE OPPOSITE SIDE FOR ALL JULY 3RD ACTIVITIES



Choctaw Lake Summer Concert Series for 2025

Long Play
July 12 (Saturday) 7:00 to 10:45PM
July 12 (Saturday) – Greek on the Go/M&T's Twisted Treats

Long Play, a band formed in Westerville, Ohio, emerged onto the music scene 4 years ago with a lineup of experienced musicians hailing from various parts of central Ohio. Committed to reviving the timeless melodies of the 70's and 80's, Long Play endeavors to transport you back in time to the nostalgic era of vinyl records. With a lineup of four talented singers, expect mesmerizing harmonies and an ever-changing repertoire that keeps the excitement alive at every show. Get ready to immerse yourself in the familiar warmth and magic of your all-time favorite vinyl record.

- <https://longplayband.com/home>
- Classic Rock and Pop.
- City of Origin: Columbus, Ohio



Choctaw Lake Summer Concert Series for 2025

Lake Effect
July 26 (Saturday) 7:00 to 10:45 PM
July 26 (Saturday) – Roosters/M&T's Twisted Treats

Lake Effect is a "high energy" classic rock band that plays primarily 60's to 80's rock, classic country, and modern rock/pop songs. Members are Dan Blazer, Larry Daniel, Clayton Burke and Ernie Sparks (all from Choctaw Lake/London area) and together they have over 100 years of experience in the music business. The members of Lake Effect have played a wide range of music in their careers including rock, country, bluegrass, New Orleans jazz and big-band music. Members of the band have shared the stage with national recording acts such as The Doors, Kenny Rodgers, Little Anthony, Lee Greenwood, James Taylor, and Paul Revere and the Raiders. Lake Effect prides themselves in paying attention to detail in playing music as the original authors meant it to be played on authentic instruments. They keep the party going with high energy songs such as: "Beer in Mexico," "Hotel California," "Keep Your Hands to Yourself," "Start Me Up," "Shut Up and Dance With Me," "Black is Black," "Rock This Town," "Crazy Little Thing Called Love," and "Black Magic Woman/Gypsy Queen."

- <https://www.facebook.com/LakeEffectOhio> and www.lakeeffectohio.com
- Classic Rock, Country & Pop
- Place of Origin: Choctaw Lake, OH



MADISON COUNTY SHERIFF

Nature Statistics

Printed On: 06/23/2025 8:28 PM

Date Range From: 5/01/2025 Through: 5/31/2025



Nature	Total
911 HANGUP CELL	1
ALARM DROP RESIDENTIAL	2
ANIMAL COMPLAINT	3
ASSIST ANOTHER AGENCY	1
BUSINESS CHECK	1
CIVIL DISPUTE	1
CIVIL PROCESS	4
DEBRIS IN ROADWAY	1
DOMESTIC	1
EMS CARDIAC CHEST PAINS	2
EMS DIFFICULTY BREATHING	1
EMS ILL PERSON	1
EMS SYNCOPAL EPISODE	2
EMS WELFARE CHECK	1
FIRE ALARM COMMERCIAL	1
FIRE ALARM RESIDENCE	1
FIRE POLE FIRE	1
FIRE SERVICE CALL	1
FOLLOW UP	2
GOLF CART INSPECTION	1
JUVENILE COMPLAINT	3
NEIGHBOR DISPUTE	1
RECOVERED PROPERTY	1
SUSPICIOUS PERSON	7
SUSPICIOUS VEHICLE	6
TRAFFIC PARKING VIOLATION	1
TRAFFIC STOP	31
TRESPASSING	1
VEHICLE LOCKOUT	1
VIOLATION COURT ORDER	2
Total incidents:	83

REPORT GENERATED FROM MSCO AND NOT VALIDATED BY CLPOA



Patrol Chief OF CHOCTAW LAKE

Hello Everyone,

Summer has arrived, and the Choctaw Lake Sheriff Patrol is continuing our efforts to keep the community safe and enjoyable for all.

With more outdoor activity around the lake, beach, and walking paths, we remind everyone to be mindful of local rules, drive safely, and report any suspicious or unsafe behavior. Your cooperation helps us keep Choctaw a great place to live and visit.

As we approach the Fourth of July, we encourage everyone to celebrate responsibly. Please be respectful of your neighbors, follow fireworks laws, and look out for one another during the holiday weekend.

For non-emergency boat patrol needs, you may call 740-506-4734. For general questions or to get in touch with me directly, you may contact the Choctaw Lake office. Please note: The lake office is not a law enforcement agency and should not be contacted for emergencies.

For any law enforcement or public safety matter, please call the Madison County Sheriff's Office non-emergency line at 740-852-1212. In an emergency, always call 911. Also, don't forget to join us for National Night Out on Tuesday, August 5th at 5:00 PM at the beach! This is a great chance to connect with deputies, enjoy activities, and have some fun with the community. It also gives residents an opportunity to meet some of our newer deputies they may not have met before.

A Note on Boat Patrol

Our boat patrol team serves an important role here at Choctaw Lake. While they are not law enforcement officers, they are trusted staff members who assist with lake safety, help boaters when needed, and enforce Choctaw's lake rules and regulations.

Occasionally, a deputy may be on the boat, but the patrol is primarily made up of non-law enforcement personnel. Unless you see someone in a law enforcement uniform, the boat patrol team is civilian staff performing important lake duties.

Unfortunately, we've received reports that some residents have not shown the proper respect to these individuals—ignoring their guidance or treating them dismissively. That behavior is unacceptable.

Boat patrol is a position that was created because residents wanted this added level of safety on the water. These team members work hard and deserve to be treated with courtesy and cooperation. Their presence helps prevent accidents and ensures the lake remains a safe and enjoyable place for everyone.

Let's work together to show them the respect they've earned and support their efforts on the water.

Reminder About Loose Dogs

We've had several recent incidents involving dogs running loose around the community. Please remember that all dogs must be properly contained and have updated identification tags or microchips.

If a loose dog is picked up and cannot be identified, it will be taken to the Madison County Humane Society. Depending on the day and time, especially if it's after hours or on a weekend, owners may not be able to retrieve their pet until the next business day.

This policy is in place to protect both the animals and the residents of Choctaw Lake. Keeping your dog properly tagged and secured is the best way to avoid unnecessary stress or delays in being reunited with your pet.

Let's all do our part to keep pets safe and the community peaceful.

As always, thank you for opening your community to the deputies and me, making this place not just a job but in many ways a home.

Deputy Jacob Rosales
MCSO - Choctaw Lake Patrol Chief



Scan me!



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AFTER



BEFORE



AFTER



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Convert an outdoor
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*Must be installed between
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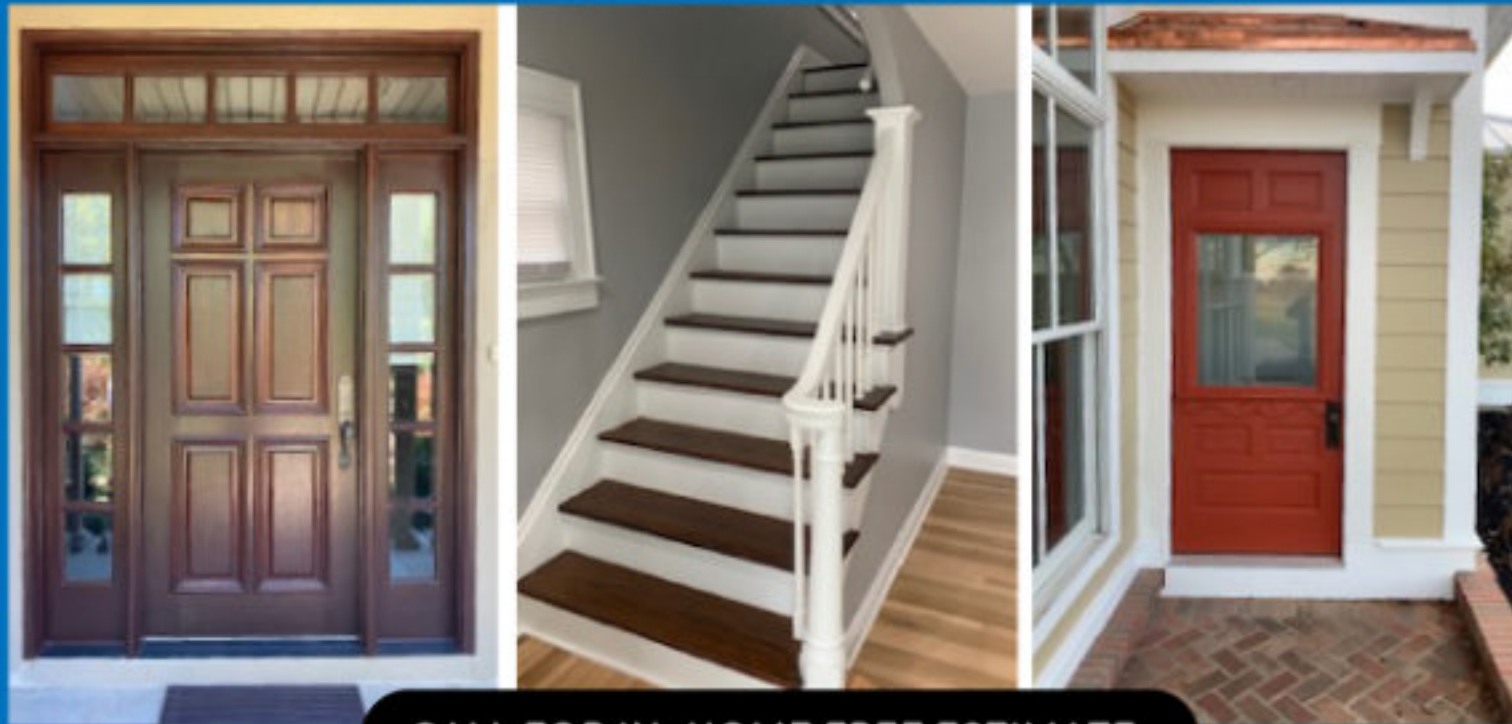
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Yards of the Month

EAST YARD OF THE MONTH

The east side Yard of the Month is located at 1392 Itawamba, owned by Rodney and Melody Farmer. They have lived at the lake since 2020. The front yard has a circle drive with many beautiful red roses, a red bud tree, lovely yarrow, sprinkled in with silver bells, and an eastern snowball bush. The backyard pool is an oasis surrounded by a stone wall which includes various beautifully appointed hydrangeas and some lovely buckthorns.



WEST YARD OF THE MONTH

The west side Yard of the Month is located at 1873 Huron and is owned by Tom and Debra (Nicki) Bevington. They have lived at the lake since 2014. The front and side yards have colorful baskets from the Garden Club fundraiser. Also included along the side yard are some beautiful hostas, tiger lilies, irises, and a Japanese barberry tree. There is a big surprise when entering their backyard! Along the fence is a perennial and rock border with whimsical totems and garden figurines. Watching over their yard is a hen and some chicks!



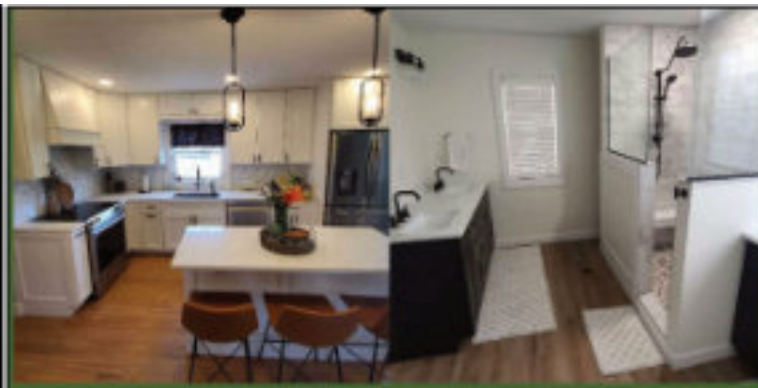
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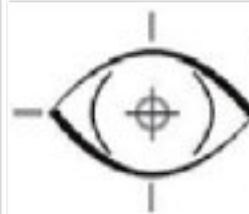
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JULY 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
(A) - Arrowhead (L) - Lodge (CR) - Conference Room		1	2 Yoga Class 9:00A (L) Fitness Class 6:30 PM (L)	3 4th of July Concert	4 Beach Activities Office Closed Fireworks	5
6	7 Zumba 5:30P (L) Dance Club 7PM (L)	8 Booster Club Meeting (CR) 7PM	9 Yoga Class 9:00A (L) Fitness Class 6:30 PM (L)	10	11	12 Summer Concert Series (L) 7 PM
13	14 Zumba 5:30P (L) CLPOA BoT Meeting (L) 7 PM	15	16 Yoga Class 9:00A (L) Fitness Class 6:30 PM (L) Garden Club Meeting (A) 7PM	17 Dance Club 7PM (L)	18	19 Booster Christmas in July (L)
20	21 Zumba 5:30P (L) Euchre Club (A) 6:30 PM Dance Club 7PM (L)	22	23 Yoga Class 9:00A (L) Fitness Class 6:30 PM (L) CUI Board Meeting (CR) 6pm	24	25 Blood Drive (L)	26 Summer Concert Series (L) 7 PM
27	28 Zumba 5:30P (L) Dance Club 7PM (L)	29	30 Yoga Class 9:00A (L) Fitness Class 6:30 PM (L)	31		

AUGUST 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4 Zumba Dance Club	5	6 Over 55 Yoga Fitness Class	7	8	9
10	11 Zumba CLPOA Meeting Dance Club	12 Booster Club Meeting	13 Over 55 Yoga Class Fitness Class	14	15	16
17	18 Zumba Euchre Dance Club	19	20 Over 55 Yoga Fitness Class	21	22	23
24 31	25 Zumba Dance Club	26	27 Over 55 Yoga Fitness Class	28	29	30



Lakeside Market



HUNT BROTHERS PIZZA



Coke Products
15 Pk.
2 FOR \$14



2 FOR \$4
Bunny Buns
8 Pk. Hot Dog or
Hamburger



2 FOR \$5
Oscar Mayer
Wieners
Lb. Pkg.

BUY 1 GET 1 FREE

4th of July Cookout FAVORITES

9.99

Kingsford Charcoal
16 Lb. Bag



4.99

Johnsonville Brats
19 oz.



2.99

Russet Potatoes
5 Lb. Bag



5.99

Dasani Water
24 Pk.
1/2 Liter Bottles



2/\$4

Cool Whip
8 oz.



3.99

Strawberries or Cantaloupe
Lb. Pkg. or Each



6.99

Prairie Farms Ice Cream
Gallon



2/\$10

Smith Ice Cream
48 oz.



2/\$5

Kraft Shredded Cheese
8 oz.



2/\$7

Philadelphia Cream Cheese
8 oz.



2/\$4

Pringles
5 oz.



1.99

Heinz Yellow Mustard
14 oz.



2/\$8

7-Up Products
6 Pk. 1/2 Liter



8.99

Pepsi Products
18 Pk.



2/\$2

Powerade 28 oz. or Brisk Tea 1 Liter



4.99

Frontera Wine
750 mL



Prices effective July 1 - 8, 2025.

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



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