



THE PEACE PIPE

APRIL 2025

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



APRIL 19TH PANCAKE BREAKFAST & EASTER EGG HUNT SEE PG 12

Call Choctaw Lake's Premiere Real Estate Team, The Crace Group, to Spring You to the Top of the Market!

TOP REASONS TO SELL IN THE SPRING:

Curb Appeal is in Full Bloom

Higher Buyer Demand

Longer Days, More Showings

Better Weather, Easier Moves

Tax Refunds Fuel Purchases

Joy Crace - Realtor
614-246-1758

Tim Crace - Realtor
614-307-0819

Chuck Kile - Realtor
614-506-8239

Michelle Purnoy - 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

*This Spring Setting Brought to You
by Choctaw Lake's Most Egg-cellant
Real Estate Team...*

THE CRACE GROUP!

e-Merge
REAL ESTATE

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

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

2024
Neighborhood
FAVES
Neighborhood
30. YEAR IN
A ROW!

2023
Neighborhood
FAVE
nextdoor

2022
Neighborhood
FAVORITE
nextdoor

Nextdoor
Neighborhood
Favorite
2021 WINNER

Nextdoor
Neighborhood
Favorite
2020 WINNER



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 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) 206-8881
Senor Callis (2026)	(740) 579-6702
Gary Vance (2027)	(937) 776-2600
Dan Moran (2028)	(740) 837-0320
Scott Cogrove (2028)	(614) 482-4418
Nathan Stull (2028)	(419) 779-4904

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

Anthony J. Barnhart - President	614-581-8809
Jeff Niemeier - 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'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 370 m/l - 28-30 grains
(All of the above are naturally occurring and nothing is added)

CLPOA BOARD OF TRUSTEES' MEETING (2024 BOARD)

February 11, 2025 - Approved March 10, 2025 - Board of Trustees Meeting:

Motion 25-004: January 15, 2025, Steve Grapp made an eMotion to renew Barbara Moore's stenography services contract for an additional year, effective March 1, 2025 to February 28, 2026 at the rate of \$215 per meeting. Seconded Michael Dorne. Passed Unanimously, 9-0.

Motion 25-005: Marty Ditello moved to accept the January 13, 2025, BoT meeting minutes as amended. Michael Dorne seconded. Passed 8-0.

Motion 25-006: Marty Ditello moved to accept the changes to the Rules & Regulations item (5) Boat(s), motorized and non-motorized watercraft trailer(s), and motorized and non-motorized items stored on a property that are not parked on a driveway or in a garage must be registered to the property owner etc. -This includes all boat(s) motorized and non-motorized watercraft, and trailer(s) must be registered to the property owner when the items are stored, whether they are capable of being used or operated now or in the future. Effective May 1, 2025. Kathi Platter seconded. Passed 8-0.

Motion 25-007: Marty Ditello moved to amend Motion 24-036 to allow an 11-ft door at property lot #0315. Gary Vance seconded. Passed 8-0.

Motion 25-008: Suprena Lohrer moved to approve the 2025 Operations Budget as submitted. Sener Calis seconded. Passed 8-0.

Call to Order: The Board of Trustees meeting convened at 7:00 p.m. in the CLPOA Lodge.
Roll Call: Sener Calis – present; Marty Ditello – present; Michael Dorne – present; Steve Grapp – present; Gary Vance – present; Suprena Lohrer – present; Dan Moran – present; Vicki Presnell – excused; Kathi Platter – present.
Property owners in attendance: Eric & Susan Friend (Lot #065), Susan Jane Richards (Lot #0813), Julie Siders (Lot #0315), Norm & Joyce Ritterbusch (Lot #0720), Chuck Avery (Lot #0799), Jeff Pitt (Lot #0768), Junive & Gregg O'Neill (Lot #0766), Barry Dewees (Lot #0029), Kevin Love (Lot #0536), Paul & Anne Sayre (Lot # 0538), Douglas Gilmore (Lot #0537), Scott Cosgrove (Lot #0432), Dinah Burns (Lot #0773), Nathan Stull (Lot #0968), Scott & Kim Emch (Lot #0429), Mike Brining (Lot #0149), Dave Lohrer (Lot #0527).
Others in attendance: Mike Casimir

Property Owners Time:
Chuck Avery (Lot #0799) wanted to express his appreciation and thank you for those who served and all new board members. He also thanked the group that uncovered the sewer issue. We have been against each other lately, and believes that this issue will bring the community together for a common goal.

Jeff Pitt (Lot #0768) reported on the ballot counting. There were 266 ballots returned and after rejecting ballots that were in violation of the return rules, we were left with 246 actual ballots.

Gregg O'Neill (Lot #0766) requested a list of the Choctaw Lake clubs and their contact information. He also suggested that this information be posted in the Piece Pipe for the community, should they show an interest in joining any of the clubs. The remaining Property Owners were looking for more information about the sewer issue.

Marty Ditello informed them that the 2025 Choctaw Lake BoT will be responsible for taking any action on the sewer issue. Any discussion will occur during the 2025 Choctaw Lake BoT meeting.

Approval of January 13, 2025 Minutes:
Motion 25-005 was made and passed 8-0.

Marty Ditello provided for the record and acknowledged eMotion 025-004 was made and passed 9-0.

Board of Trustees Committees:
Governing Document Review: (Chair – Steve Grapp, Co-Chair – Vicki Presnell)
Steve Grapp provided the wording for the changes to the rules & Regulations regarding boats, motorized and, non-motorized vehicles, trailers, etc. Motion 25-006 was made and passed 8-0

Investment: (Chair – Gary Vance, Co-Chair – Kathi Platter).
Gary Vance provided a detail report of the portfolio. As of February 7, 2025, current investments are \$2,145,783.02. Trailing 12-month of stocks and bonds is \$1,906,117.80. Trailing 12-month return is 9.84%. Cash is \$239,625.01. 2024 earnings are \$192,532.40. The breakdown of the portfolio is 30.3% cash, 32% equities 28.2% fixed income and preferred, and 9.5% alternative.

Lake Drainage, Roads & Dam: (Chair – Dan Moran, Co-Chairs - Sener Calis, Scott Cosgrove).
Mike Casimir reported that the grant from ODNR is on hold.

Lake Water Quality: (Chair – Dan Moran, Co-Chair – Michael Dorne).
Dan Moran indicated that everything is good.

Land/Facility & Long-Range Planning: (Chair – Suprena Lohrer, Co-Chair - Marty Ditello).
Suprena Lohrer indicated that there are no new plans. The Long-Range Plan is submitted with the budget.

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

Patrol and Safety: (Chair – Vicki Presnell, Co-Chair - Michael Dorne).
As submitted.

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

Gary Vance indicated that there is still an outstanding variance on lot #0315. Mike Casimir reported that the property owner submitted the plans as specified by the variance, however there is a discrepancy in the garage door height. The county has not approved the plans and the property owner's contractor is in the process of resubmitting. Motion 25-007 was made and passed 8-0,

Patrol: (Chief Rosales).
As submitted. Mike Casimir provided an update on the new officer that is starting third shift tonight. Jake is continuing to interview candidates and we have hired one full-time and two part-time deputies.

Property Manager: (Mike Casimir).
As submitted. Mike Casimir indicated that the budget provided is the same one presented to the property owners at the October 2024 Property Owners' Meeting. He indicated that some numbers were re-allocated and he provided and explained these allocations on the budget.

Treasurer: (Kathi Platter).
Report as submitted.

Old Business:
Vote on the 2024 Operations Budget:
Motion 25-008 was made and passed 8-0

Audit:
Mike Casimir is still looking into costs for an audit.

New Business:
Mike Casimir thanked Steve Grapp for his 6 years of service to this board, keeping the documents updated and behind the scenes work for the community. Marty Ditello moved to adjourn at 7:45 p.m. Michael Dorne seconded. Passed 8-0.

Meeting adjourned at 7:45 p.m.
Minutes compiled by Barbara Moore.

CLPOA BOARD OF TRUSTEES' MEETING (2025 BOARD)

February 11, 2025 – Approved March 10, 2025 - Board of Trustees Meeting:

Motion 25-009: Marty Ditello moved to set the Spring April Property Owners' Meeting for Thursday, April 24, 2025, at 7:30 p.m. Michael Dorne seconded. Passed 9-0.

Call to Order: The Board of Trustees meeting convened at 7:53 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 – present; Kathi Platter – present; Nathan Stull – present; Suprena Lohrer – present; Sener Calis – present.

Election of Officers:
The floor opened to nominations
Nominations for President: Michael Dorne nominated Marty Ditello. Sener Calis seconded. Passed 8-0-1. Marty Ditello, President.
Nominations for Vice-President: Kathi Platter nominated Michael Dorne. Marty Ditello seconded. Passed 8-0-1.
Michael Dorne Vice-President.
Nominations for Secretary: Kathi Platter nominated Suprena Lohrer. Nathan Stull seconded. Passed 8-0-1. Suprena Lohrer, Secretary.
Nominations for Treasurer: Marty Ditello nominated Kathi Platter for Treasurer. Michael Dorne seconded. Passed 8-0-1. Kathi Platter, Treasurer.

Property owners in attendance: Eric & Susan Friend (Lot #065), Susan Jane Richards (Lot #0813), Julie Siders (Lot #0315), Norm & Joyce Ritterbusch (Lot #0720), Chuck Avery (Lot #0799), Jeff Pitt (Lot #0768), Junive & Gregg O'Neill (Lot #0766), Barry Dewees (Lot #0029), Kevin Love (Lot #0536), Paul & Anne Sayre (Lot # 0538), Douglas Gilmore (Lot #0537), Scott Cosgrove (Lot #0432), Dinah Burns (Lot #0773), Nathan Stull (Lot #0968), Scott & Kim Emch (Lot #0429), Mike Brining (Lot #0149), Dave Lohrer (Lot #0527).

Others in attendance: Mike Casimir.
Property Owners Time:
Dave Lohrer (Lot #0527) provided an update to the sewer issue and the goals we need to address at the next sewer meeting. He indicated that we need to keep showing up in force to the meetings. Mid-Ohio District sewer has 90-days to walk away from the contract and we need to give them a reason do that.

Board of Trustees Committees:

Governing Document Review: (Chair – Suprena Lohrer, Co-Chair – Nathan Stull).
Investment: (Chair – Gary Vance, Co-Chair – Kathi Platter).
Lake Drainage, Roads & Dam: (Chair – Dan Moran, Co-Chairs - Scott Cosgrove, Sener Calis).
Lake Water Quality: (Chair – Michael Dorne, Co-Chairs – Nathan Stull, Dan Moran).
Land/Facility & Long-Range Planning: (Chair – Suprena Lohrer, Co-Chair – Nathan Stull).
Personnel, Patrol and Safety: (Chair – Kathi Platter, Co-Chair Michael Dorne).
Lake Committees:
Building Review: (Gary Vance, Dan Moran).
Patrol: (Chief Rosales).
Property Manager: (Mike Casimir).
Treasurer: (Kathi Platter).

New Business:
Property Owners Meeting:
The board discussed the time and dates for the spring April property owners’ meeting. Motion 25-009 was made and passed 9-0.
Marty Ditello provided an update and his experiences in attending the Mid-Ohio District meeting regarding the sewer issues. It was suggested that Somerford Township should be included in our efforts to stop the installation of a sewer plant in our backyard.

A summary of the meetings that we need to be aware of are Madison County Commissioner’s Meeting February 12, 2025 @8:30am, Plain City meeting February 18, 2025 at Noon and Somerford Township meeting, February 24, 2025.

A special board meeting may be convened after all the information has been gathered to determine next steps.

Marty Ditello moved to enter Executive Session at 8:30 p.m. Michael Dorne seconded. Motion passed 9-0.
Marty Ditello moved to exit Executive Session at 9:22 p.m.
Marty Ditello moved to adjourn the meeting at 9:22 p.m. Michael Dorne seconded. Passed 9-0.

Meeting adjourned at 9:22 p.m.
Minutes compiled by Barbara Moore.

I LIVE HERE ... I WORK HERE

WORK WITH
Experience THAT DELIVERS!

If you are considering selling or buying please give me a call. I would love to meet and discuss your real estate plans at no charge to help you reach your goal.

PROVEN SALES **SUCCESS** YEAR AFTER YEAR!



ANGELA WILDERMAN

angiewilderman@remax.net

614-620-1371



RE/MAX

LEADING

Edge

6

Manager’s Corner

Hello,

March 1 marked the start of fiscal year 2025 for CLPOA and CUI, and both companies successfully met their financial targets. The full fiscal year cash basis Profit and Loss Statement is available on page 8 and 9.

CLPOA ended the fiscal year with a net income of \$8,669.82, compared to a budgeted net income of \$17,423.92. The budgeted cash net income is intended to cover income taxes. Our goal is to manage the budget as close to zero as possible to minimize our tax liability each year. For fiscal year 2023, our tax return showed no taxes owed, freeing up the budgeted net income for other operational maintenance or enhancement expenses. Although our net income was below budget, this is actually positive since no taxes were due. The closer we end the fiscal year to a zero balance, the better, and we finished within 1% of a zero-balance budget.

Choctaw Utilities Inc. (CUI) also had a successful financial year, with water sales income finishing right on target. CUI ended with a cash basis net income of \$231,654.01. This cash net income is allocated between the new plant loan principal and the capital asset management program. The annual loan principal payment is approximately \$102,000.00, while the capital asset management plan for the water utility requires an annual contribution of \$90,000.00 to \$100,000.00. This year, we will be able to contribute above target, which is a positive outcome. However, future budgets do not project an ending balance as high as the one we achieved in 2024.

Kudos to the CLPOA BoT, CUI BoD, and my staff for effectively managing the budget throughout 2024. We will continue to closely monitor budgets to ensure a successful 2025.

The Annual Property Owners’ Meeting is scheduled for Wednesday, April 23rd at 7:30 PM in the lodge. During the meeting, I will present a financial report of our capital reserve allocations. Additionally, a summary of 2024 projects and an overview of the 2025 plans will be discussed. This is a great opportunity to learn how your money is being spent. Hope to see you there.

Mike Casimir
CLPOA Property Manager

PROPERTY TRANSFERS			
LOT	BUYER	ADDRESS	SELLER
0056	Joseph Herban	1091 E Choctaw Dr	Janet Ogden
0203	Dennis & Karen Wiser	1915 E Choctaw Dr	Andrew & Christine Maag
0466	James Casey	3115 Custer Dr	Anthony & Erica Smith
0774	Randi & Donald Cross	1985 Huron Dr	Alexander & Emily Vidourek
0844	Al & Diane Kretz	2440 Cherokee Dr	Austin & Carrie Bogenrife

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10:28 AM

03/20/25

Cash Basis

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	640,915.93	633,000.00	7,915.93	101.3%
41200 · Membership Dues	23,423.68	22,100.00	1,323.68	106.0%
41300 · Tenant Facility Fees	4,977.00	5,327.00	-350.00	93.4%
41301 · Interest Income	159.89	0.00	159.89	100.0%
41350 · Credit Card Convenience Income	23.59	0.00	23.59	100.0%
41400 · Late Charges	8,220.55	7,000.00	1,220.55	117.4%
41500 · Building Permits	13,849.88	10,000.00	3,849.88	138.5%
41600 · Rentals	53,270.00	53,000.00	270.00	100.5%
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	32,230.00	32,640.00	-410.00	98.7%
41904 · Tickets and Citations	1,669.55	3,000.00	-1,330.45	55.7%
41907 · Water Company Mgmt Income	66,322.06	57,926.76	8,395.30	114.5%
41911 · Publications Income	14,366.00	15,200.00	-834.00	94.5%
42000 · Other Income	1,590.94	1,550.00	40.94	102.6%
42200 · Donation Income	22,518.28	20,000.00	2,518.28	112.6%
Total Income	950,712.35	927,398.76	23,313.59	102.5%
Gross Profit	950,712.35	927,398.76	23,313.59	102.5%
Expense				
61300 · Bank Charges	21,138.56	22,900.00	-1,761.44	92.3%
61400 · Collection Expense	8,281.03	2,000.00	6,281.03	414.1%
62200 · Dues and Subscription Expense	12,733.37	6,000.00	6,733.37	212.2%
62300 · Electric Expense	25,257.12	24,550.00	707.12	102.9%
62400 · Heating Expense	7,252.62	7,800.00	-547.38	93.0%
62500 · Employee Benefit Expense	36,969.84	51,000.00	-14,030.16	72.5%
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	21,402.89	28,000.00	-6,597.11	76.4%
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	6,721.29	8,500.00	-1,778.71	79.1%
65405 · Maint-Storage Bldg	195.00	0.00	195.00	100.0%
66000 · Maint-Parks & Grounds	24,996.66	12,500.00	12,496.66	200.0%
67000 · Maintenance-Drainage	500.00	4,000.00	-3,500.00	12.5%
68000 · Maintenance-Miscellaneous	5,093.91	5,000.00	93.91	101.9%
68001 · OSHA Compliance Expense	159.00			
68200 · Maintenance-Roads	10,922.61	7,500.00	3,422.61	145.6%
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	12,912.89	6,500.00	6,412.89	198.7%
69500 · Office Expense	8,959.76	6,000.00	2,959.76	149.3%
69515 · Car & Boat Stickers	1,202.32	1,750.00	-547.68	68.7%
72000 · Patrol Expense	8,684.70	5,496.00	3,188.70	158.0%
73000 · Patrol Uniform Expense	8,672.67	5,420.00	3,252.67	160.0%
74000 · Postage Expense	4,319.76	4,000.00	319.76	108.0%
74001 · Publication & Communication Exp	22,802.26	21,000.00	1,802.26	108.6%
74002 · Professional Services Expense	10,898.44	17,940.00	-7,041.56	60.7%
74003 · Promotional Expense	21,338.67	20,500.00	838.67	104.1%
75300 · Workers Compensation Expense	504.15	2,800.00	-2,295.85	18.0%
75400 · Social Security Expense	31,426.98	28,000.00	3,426.98	112.2%
75500 · Medicare Expense	7,349.86	7,000.00	349.86	105.0%

10:28 AM

03/20/25

Cash Basis

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

	Mar '24 - Feb 25	Budget	\$ Over Budget	% of Budget
75600 · FUTA Expense	804.36	800.00	4.36	100.5%
75700 · SUTA Expense	1,355.24	1,000.00	355.24	135.5%
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	509,625.12	500,158.84	9,466.28	101.9%
75810 · Water Expense	4,560.00	4,560.00	0.00	100.0%
Total Expense	942,042.53	909,974.84	32,067.69	103.5%
Net Income	8,669.82	17,423.92	-8,754.10	49.8%

10:33 AM

03/20/25

Cash Basis

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

	Mar '24 - Feb 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
3010 · Unmeter Water Sales	512,151.46	513,000.00	-848.54	99.8%
3100 · Taps	7,000.00	0.00	7,000.00	100.0%
3400 · Interest Income	2,204.73	1,500.00	704.73	147.0%
Total Income	521,356.19	514,500.00	6,856.19	101.3%
Gross Profit	521,356.19	514,500.00	6,856.19	101.3%
Expense				
4010 · Wages Expense	18,017.76	15,000.00	3,017.76	120.1%
4041 · Water Tank Clearwell Plant	2,045.00	3,000.00	-955.00	68.2%
4045 · Plant Expense	57,240.18	50,000.00	7,240.18	114.5%
4075 · Water Treatment Expense	28,279.15	31,500.00	-3,220.85	89.8%
4095 · Distribution Expense	22,154.36	27,000.00	-4,845.64	82.1%
4109 · Maintenance Expense	12,422.00	7,000.00	5,422.00	177.5%
4120 · Office Expense	6,156.35	7,299.98	-1,143.63	84.3%
4150 · Professional Fees	8,162.95	12,450.00	-4,287.05	65.6%
4159 · Insurance Expense	8,696.00	14,065.00	-5,369.00	61.8%
4205 · Dir & Mgt Fee	57,926.76	57,927.36	-0.60	100.0%
4240 · Bank Charges	13,650.36	11,000.00	2,650.36	124.1%
4250 · Credit & Collection Exp-Liens	156.00	530.45	-374.45	29.4%
4299 · Tax Expense	1,680.00	2,121.80	-441.80	79.2%
4395 · Various Fees & Charges	9,598.35	6,000.00	3,598.35	160.0%
66000 · Payroll Expenses	0.00	0.00	0.00	0.0%
Total Expense	246,185.22	244,894.59	1,290.63	100.5%
Net Ordinary Income	275,170.97	269,605.41	5,565.56	102.1%
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	231,654.01	224,664.65	6,989.36	103.1%

MADISON COUNTY SHERIFF

Nature Statistics

Printed On: 03/07/2025 10:41 AM

Date Range From: 2/01/2025 Through: 2/28/2025

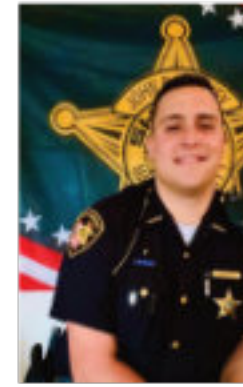


Nature	Total
ALARM DROP RESIDENTIAL	1
ASSIST ANOTHER AGENCY	1
CHILD/ANIMAL LOCKED IN VEHICLE	1
CIVIL PROCESS	10
DISABLED VEHICLE	1
EMS CARDIAC CHEST PAINS	1
EMS DIFFICULTY BREATHING	1
EMS FALL INJURY	1
EMS ILL PERSON	5
EMS LIFT ASSIST NON INJURY	1
EMS UNCONSCIOUS PERSON	1
FIRE WIRES DOWN	1
FOLLOW UP	1
GOLF CART INSPECTION	1
HOUSE CHECK	1
MESSAGE DELIVERY	2
RECOVERED VEHICLE	1
SUSPICIOUS PERSON	2
SUSPICIOUS VEHICLE	4
THREATS OR HARASSMENT	2
TRAFFIC DETAIL	1
TRAFFIC STOP	28
VEHICLE LOCKOUT	1
Total incidents:	69

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Patrol Chief OF CHOCTAW LAKE

Hello Everyone,

As we move into April, Ohio's weather begins to shift toward warmer temperatures, longer daylight hours, and the return of outdoor activities. However, spring in Ohio can also bring unpredictable conditions, including heavy rains, storms, and lingering cold snaps. Staying prepared is key to ensuring a safe and enjoyable season. Here are some important safety tips for the Choctaw community as we welcome spring.

BE PREPARED FOR UNPREDICTABLE WEATHER

April in Ohio can be a mix of warm, sunny days and sudden temperature drops. Always check the forecast before heading out, and dress in layers to adjust to changing conditions. Keep a light jacket or rain gear handy for unexpected weather shifts.

WATCH FOR SPRING STORMS

Thunderstorms become more frequent in April, bringing heavy rain, lightning, strong winds, and even the possibility of tornadoes. Stay weather-aware:

- Sign up for local weather alerts.
- Have an emergency plan and a safe place to go in case of severe storms.
- Avoid driving through flooded roads—just a few inches of water can be dangerous.

STAY HYDRATED AS TEMPERATURES RISE

While Ohio's April temperatures aren't scorching, they can still climb quickly, especially later in the month.

As outdoor activities increase, be sure to drink plenty of water to prevent dehydration, particularly on warmer or windy days when it's easy to overlook fluid loss.

BOATING SAFETY

As lakes and rivers become more inviting, it's important to follow proper boating safety measures:

- Always wear a U.S. Coast Guard-approved life jacket, regardless of swimming ability.
- Check weather conditions before heading out—spring storms can develop quickly.
- Never operate a boat under the influence of alcohol or drugs.
- Keep an emergency kit on board, including a whistle, flashlight, and first-aid supplies.
- Let someone know your plans, especially if you're boating alone.

PET SAFETY AND LEASH LAWS

With warmer weather, more people are outside with their pets, but all pets must remain under control at all times. Allowing pets to roam freely is not permitted.

- All dogs must be on a leash or secured in a fenced area.
- If a deputy locates a loose dog, they will notify the property manager. This could result in a lake assessment enforcement fine.
- The dog warden will be contacted to check if the owner has valid Ohio dog tags. If the tags are missing, the owner may face county citations.
- If the owner cannot be located, the dog will be taken to the Madison County Humane Society.

NATIONAL NIGHT OUT 2025 – SEEKING SPONSORS!

We are already working on this year's National Night Out and are looking for event sponsors to help make it a great success. If you or your business want to support this community event, please email me at chiefrosales@choctawlake.com.

We are partnering with a 501(c)(3) nonprofit club, meaning any donations are tax-deductible. Your support will directly contribute to an event that strengthens our community and fosters positive relationships between law enforcement and residents.

As always, thank you for allowing the patrol staff to come into your community and welcome us as one of your own. Thank you and stay safe!

Chief Rosales

Hi Bunnies! Join us for the annual

Easter

**PANCAKE BREAKFAST
& EGG HUNT**

APRIL 19TH
PANCAKE BREAKFAST 9AM-11AM
11:15 AM EGG HUNT

PANCAKE BREAKFAST COST
\$9 ADULT
\$6 CHILDREN

CHOCTAW LAKE LODGE



Community Yard Sale

Choctaw Lake
May 17th
9am to 4pm

April is Safety Dig Month



To prevent damaging underground infrastructure this spring be sure to call **811** before digging for any of your outdoor projects.




www.utilitypipelineltd.com/public-awareness-message
 888.784.6160

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Brian Thorson

Brian loved to donate Platelets and always made sure he had his blood donor shirt; born in Illinois and a longtime resident of both Florida and Arkansas, he made sure people knew how proud he was of supporting Blood Donations.
 July 19, 1953 – December 27th, 2024

Choctaw Lake Blood Drive 2875 Oneida Drive London Ohio 43140

MAY 20th
12 pm - 6pm

For an appointment, please visit redcrossblood.org
 Or call 1-800-RED CROSS (1-800-733-2767) OR the below link.

<https://www.redcrossblood.org/give.html/drive-results?zipSponsor=Choctaw>

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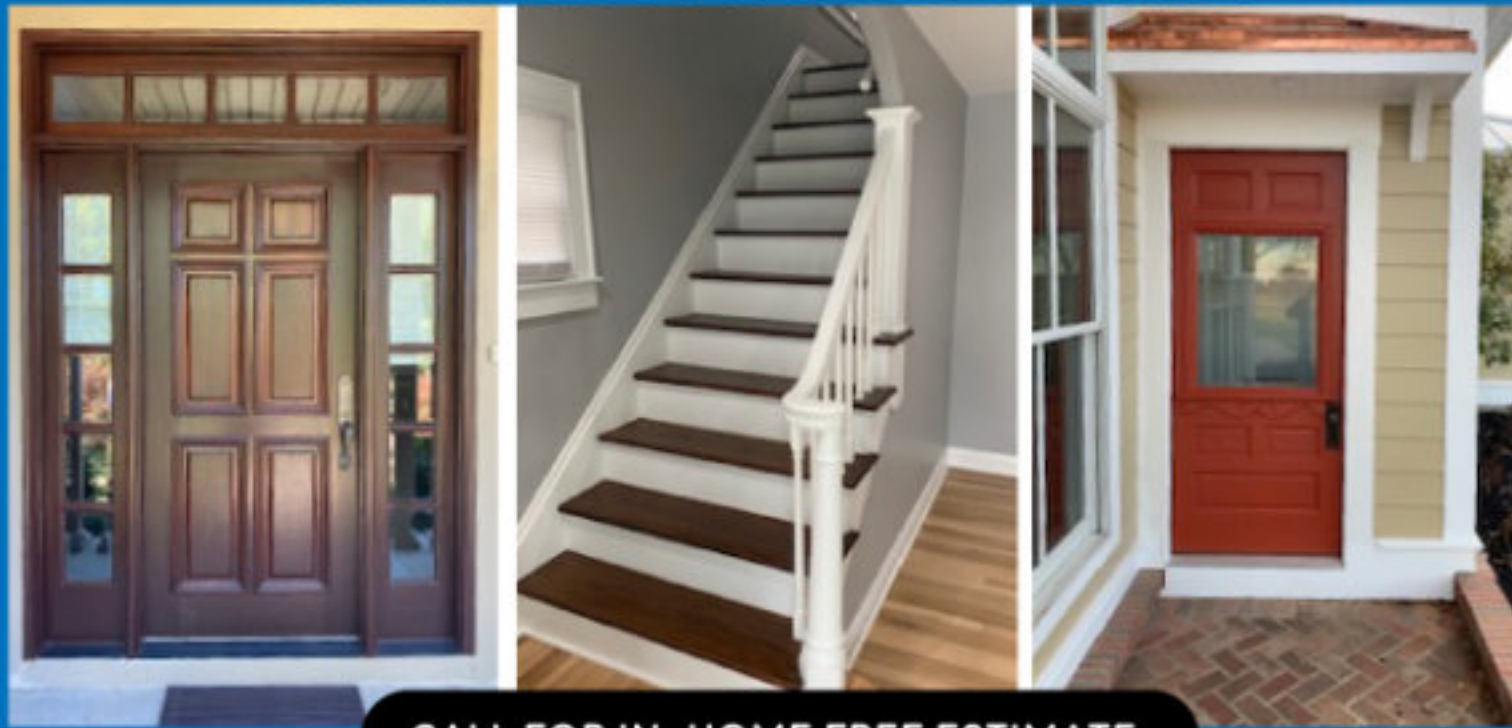
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Choctaw Lake Winter Concert Series

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

Soul Express

April 11 (Friday) 7:30 to 10:30 PM

The **Soul Express** specializes in a dynamic musical style, providing today's audience with the raw excitement of a '60s "soul revue." Do you like good music? Well, there's nothing finer than that sweet soul music of the 1960s and '70s. Music by classic artists like the Temptations, the Four Tops, James Brown, Wilson Pickett, Otis Redding, Marvin Gaye. They play music that's guaranteed to fill the dance floor and turn any gathering into a party. The members of Soul Express are all veteran entertainers with years of performing experience in the Dayton, Ohio, area and beyond.

- Soul and R&B
- Place of Origin: Dayton, Ohio
- www.Facebook.com/SoulExpressDayton



CU MEETING MINUTES

February 12, 2025 – Approved March 3, 2025

Time: 6:00 pm - Member Sign-in

- Call to Order / Roll Call

Present: Bill Platter, Steve Hecht, Bob O’Conner, Bill Price, Dave Lohrer and Dave Rodgers. Absent Jeff Avery.

- Member’s Comments (5 minutes limit) No members were present.

- January 8, 2025, Meeting Minutes Approval

Meeting Minutes approved, Motion made by Dave Rodgers, seconded by Bob O’Conner. Passed 6-0

- Operator’s Report

Tower cleaning discussion to modify existing valve arrangement to make cleaning more effective.

Tower disinfection to be done prior to bringing the cleaned tank online.

Discussed about added features for mixing water in tanks.

- Treasurer’s Report

All financials are right on target, and investments are doing very well.

Operating budget show slight overage, which should catch up prior to the end of the fiscal year.

- Annual Budget Review and Approval

Motion was made to accept the budget based on 5 year budget by Dave Lohrer and

second by Karl Crook. Passed 6-0. Will continue the current 5-year Plan

- Old Business

Continuation of generator discussion To be held off until a later date.

- New Business

Fourth director needed: Code of Regulations 1006 states that an additional Director is not needed.

Discussion on District Sewer and possible strategies.

Meeting adjourned at 7:44pm by Dave Rodgers second Bill Platter. Passed 6-0.

Next meeting started at 7:45

- Seating of New Directors

Bob O’Conner

- Election of Officers

Motion to approve Dave Lohrer for President, nominated by Bill Price, seconded Bob O’Conner. Passed 6-0

Motion to approve Dave Rodgers for Vice President, nominated by Dave Lohrer and seconded by Bill Price. Passed 6-0

Motion to approve Karl Crook for Treasurer, nominated by Dave Lohrer and seconded by Bill Price. Passed 6-0

Motion to approve Steve Hecht for Secretary, nominated by Dave Rodgers, second by Dave Lohrer

- Executive Session re: SLA & Compensation at 8:00pm

- Motion to adjourn executive session by Dave Rodgers seconded by Bill Price at 8:14pm. Passed 6-0

- Meeting Adjournment

Motion to adjourn by Dave Rodgers, seconded by Dave Lohrer, 8:15pm passed 6-0

Choctaw Lake Summer Concert Series for 2025

By Dan Blazer

The Choctaw Lake Summer Concert Series for 2025 promises to be an extremely exciting year featuring a number of “high-energy” and diverse bands. We will feature bands that play classic rock (from multiple genres), country and pop music.

We will feature 3 bands that played last year and 4 bands that are new this year. More on all the bands follow. This year, funding for our concerts has come from a variety of supporters. “Primary” supporters (i.e., those that give \$1000 or more) include: The Choctaw Musician’s Club, Lakeside Market, Chad Brown Electric, and Keith and Margo Daniels. We also received significant support from a “GoFundMe” effort that generated over \$3,500 from 38 donors. Thanks to everyone who has given to support our summer concerts. Here is the schedule for the 2024 summer concerts:

May 24 (Saturday) – The Temps

June 21 (Saturday) – Shifferly Road

July 12 (Saturday) – Long Play

July 26 (Saturday) –Lake Effect

August 9 (Saturday) – Ryan Peters and the Pickers

August 31 (Sunday) – LA Band

The Temps are a high energy 1980’s through 2000’s rock band that put on different costumes as the night proceeds. Their costumes represent the era of the music they are playing for that set. They represent one of our most favorite musical acts that have played at Choctaw. **The Shifferly Road Band** is an experienced, female fronted cover band who plays all over Northwest and Central Ohio. Audiences always know the music they play! It is a perfect mix to get concert guests on the floor and keep them there.

Long Play is “the” iconic classic rock experience that plays 70’s and 80’s classic rock and pop music. **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. They hail from the Choctaw Lake/London area. 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.

Ryan Peters and the Pickers plants its feet in the golden era of country music, not defined by one decade for another but instead focused on the songs, culture, and musicianship from country music’s finest artists. The **L.A. Band** is a high energy Top 40, Funk and Soul dance band who plays all over Northwest and Central Ohio. The LA Band can most certainly cover many styles of music! Members of the LA Band have played with such artists as: Peabo Bryson, John Mellencamp, Chaka Khan, Ronnie Laws, 480 East, Slave, The Ohio Players, and many others.

Our concerts this year should be amazing! Again, many thanks go to all the organizations and individuals who have chosen to financially support this year’s summer concerts.



Shifferly Road.....One of Our Featured Acts

Same as last year, food will also be available at our concerts. We have an exciting array of food vendors scheduled for this year's concerts. Here they are:

- May 24 (Saturday) – Schmidt's/M&T's Twisted Treats
- June 21 (Saturday) – Greek on the Go/M&T's Twisted Treats
- July 12 (Saturday) – Cappy's Pizza/M&T's Twisted Treats
- July 26 (Saturday) – Food TBD/M&T's Twisted Treats
- August 9 (Saturday) – Food TBD/M&T's Twisted Treats
- August 31 (Sunday) – Food Selected by CLPOA/M&T's Twisted Treats

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APRIL 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2 Over 55 Yoga Class 9:00A (L) Fitness Class 6:30 PM (L)	3	4	5 ODNR Boater Certification Class (L) 8:00 AM
6	7 Zumba 5:30P (L)	8 Booster Club Meeting (CR) 7PM	9 Over 55 Yoga Class 9:00A (L) Fitness Class 6:30 PM (L)	10	11 Winter Concert Series (L) 7 PM	12
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) 7 PM	17	18	19 Easter Egg Hunt and Pancake Breakfast (L&A)
20	21 Zumba 5:30P (L) Euchre Club (A) 6:30 PM	22	23 Yoga Class 9:00A (L) Fitness Class 6:30 PM (L) Annual PO Meeting 7:30 P (L)	24	25	26
27	28 Zumba 5:30P (L)	29	30	(A) - Arrowhead (L) - Lodge (CR) - Conference Room		

MAY 2025

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

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