



THE PEACE PIPE

FEBRUARY 2025

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

Happy

February!!



WINTER CONCERT FEBRUARY 21ST 7:30 PM LODGE



We Are Feeling The Love



**Have you ever seen a standing ovation on paper?
Here are just a few of our authentic, non AI generated testimonials...**



Joy Crace - Realtor
614-246-1758

After meeting Joy, along with interviews with other real estate agents, it was an easy decision to go with her group. Joy made everything so easy and she was on top of her game. I recommended her to a neighbor, he also interviewed others, my neighbor chose to work with Joy as well.

Tim Crace is a great communicator and he is knowledgeable in all aspects of buying and selling real estate! We are very happy with our purchase and will use him again and highly recommend him to friends and family! Great guy! Super professional! Excellent experience!



Tim Crace - Realtor
614-307-0819



Kelly Hummell - Realtor
614-595-0970

Kelly was fantastic to work with. She made the entire process of buying a new home a breeze. Super attentive, great with helping to negotiate the price down further than I thought was possible and was on top of every detail from start to finish

... We are thankful that Michelle helped us get to enjoy and be excited about buying our 1st house!... Beyond satisfied! Cared for us like family we couldn't have wished for more. ...We were able to be excited for a huge milestone in our family's life



Chuck Kile - Realtor
614-506-8239

Due to our unique property needs Chuck Kile literally worked with us for some time to find our home. Through his persistence and experience Chuck was able to work through multiple hurdles on both sides of the process to make it ultimately happen. Would highly recommend



Adam Smith - Realtor
740-248-6409

As a senior citizen looking to downsize, I had some trepidation as I was not sure of the whole home buying process. Adam was so very assuring and helpful with the process



Heather Williams - Realtor
740-506-6279

Heather is a friendly, knowledgeable realtor who works tirelessly to help you with your real estate needs. She helped us find our dream home. She also helped us sell our home in only one day of listing it



**Take a Sincere Look at Our Clients' Satisfaction &
Call Choctaw Lake's Premiere Real Estate Team,
The Crace Group For A Free Market Analysis**



Destiny Yoder - Realtor
740-506-7048



Mary Taylor - Realtor
740-852-9889



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



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

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

PAYMENTS

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

CLASSIFIED ADS

12 words or less for a minimum charge of \$3.
Classified Ads are accepted until the 15th of the month.

ADVERTISING ADS

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

ADVERTISING RATES

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

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

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

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

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

CHOCTAW LAKE OFFICE

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

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

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

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

CHOCTAW LAKE BOARD OF TRUSTEES 2023-2024

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

CHOCTAW UTILITIES (WATER) BOARD

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

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

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

M.E.C.A. NATURAL GAS BOARD

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

MADISON COUNTY SEWER DISTRICT #2 BOARD

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

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

SOMERFORD TOWNSHIP

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

OTHER NUMBERS

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

MADISON COUNTY

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

PUBLIC UTILITIES

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

COMMITTEES OF TRUSTEES

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

OTHER COMMITTEES

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

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

CLPOA BOARD OF TRUSTEES' MEETING

November 11, 2024 – Approved January 13, 2025
Board of Trustees Meeting:

Motion 24-049: Kathi Platter moved to accept the October 14, 2024, CLPOA BoT meeting minutes as amended. Dan Moran seconded. Passed 7-0-1.

Motion 24-050: Steve Grapp moved to accept the variance for lot #0860 to install a 6-ft privacy fence in the backyard. Sener Calis seconded. Failed 4-4.

Motion 24-051: Gary Vance moved to allow a seawall to be built on the property, lot #0743. Said seawall to be built in a straight line, extending

7-ft beyond the property line with the stipulation that no cantilever will extend beyond this point at anytime in the future. Vicki Presnell seconded. Passed 5-2-1.

Motion 24-052: Gary Vance moved to allow a replacement Gazebo to be built on the site as the exiting Pergola at lot #0020. The privacy wall must have open space equal to or greater than the width of the horizontal slats. Dan Moran seconded. Failed 2-6-0.

Motion 24-053: Dan Moran moved to deny the violation's appeal. Sener Calis seconded. Passed 6-2.

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 –present; Marty Ditello – excused; Sener Calis – present;Michael Dorne – present; Steve Grapp – present.

Property owners in attendance:Adam Clemens (lot #0743); Brian Killian (lot #0710); David and Bonnie Stewart (lot #0162);
Others in attendance: Mike Casimir.

Property Owners Time:
Brian Killian (lot #0710) just here to observe.
David and Bonnie Stewart (lot # 0162) provided a handout and explanation for the requested fence variance for privacy, security and confinement for the dog on behalf of their daughter Gabriel. Mike Casimir noted that the Stewarts are here to appeal the review committee's denial of the variance.

Adams Clemens (lot #0743) came to answer any questions the board might have regarding the requested variance on the seawall replacement.
Approval of October 14, 2024 Minutes:
Motion 24-049was made and passed 7-0-1.

Board of Trustees Committees:
Governing Document Review: (Chair – Steve Grapp, Co-Chair – Vicki Presnell).
Nothing to report. Steve Grapp indicated he sent the Transparency Act link to all board members for their review.

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

Lake Drainage, Roads & Dam: (Chair – Dan Moran, Co-Chairs - Sener Calis, Suprena Lohrer).
Dan Moran indicated that this is a good time of year to review and forecast any future dredging projects and dam projects for the next 5 to 10 years. He also provided an update on the work completed at the dam. Mike Casimir explained the process for lowering the Lake for winter drawdown.

Lake Water Quality: (Chair – Dan Moran, Co-Chair – Michael Dorne)
Nothing to report.

Land/Facility & Long-Range Planning: (Chair – Suprena Lohrer, Co-Chair - Marty Ditello).
Suprena Lohrer indicated that the committee did not meet, but will review the overall plan for the Capital Budget the next time the committee meets.

Personnel :(Chair –Michael Dorne, Co-ChairsKathi Platter, Vicki Presnell).
Michael Dorne reported that information was provided to the board and the board will meet and discuss the information in Executive Session.

Patrol and Safety:(Chair –Vicki Presnell, Co-Chair Michael Dorne).
Vicki Presnell reported that review of the 1st months data did not provide meaningful information. The next two months from different sides did show some speeding issues and patrol will step-up enforcement in those areas. The committee is considering using some AI software to help in analyzing the data. The committee wants to get some community input on what is considered an expected threshold. The committee is withdrawing the recommendation for the links to the Responder History Listing report and the Call for Service Response Time Analysis report on ChoctawLake.com due to Lake Counsel concerns and recommendations. Property owners can go to MCSO for more information.

Lake Committees:
Building Review: (Gary Vance, Dan Moran).
Gary Vance provided the information for a requested 6ft-solid fence variance at lot #0860 that was denied by the Building Committee. Variance denied. Motion 24-050was made and failed 4-4.

Gary Vance provided the information for a requested seawall variance at lot #0743. Variance approved.Motion 24-051was made and passed 5-2-1.

Gary Vance provided the detail for a requested variance for a Gazebo at lot #0020, which the building committee is recommending. Variance denied. Motion 24-052 was made and failed 2-6-0.

Patrol Report: (Chief Rosales).
As submitted.

Property Manager Report: (Mike Casimir).
Mike Casimir presented the information for the audit requirements. The price from Clark Shafer that performed the last audit has increase significantly. A procedural audit might be an alternative. Mike Casimir will get additional quotes.

Mike Casimir discussed the Corporate Transparency Act with the board. Brad Terman, legal counsel, suggests that the lake register by January 1st2025. Mike Casimir offered to register everyone.

Mike Casimir provided information on his patrol hiring plan. The goal is to acquire 3-full-time and 2-part-time officers which will get us to 168 hours of coverage.

Treasurer: (Kathi Platter).
As submitted.

Old Business:
N/A

New Business:
Denied Records Request Review:
Michael Dorne indicated that the records request did not ask for records, but were only questions, therefore the records request was denied.

Violation Appeal:
The board reviewed and discussed the violation appeal. Kathi Platter called the question. Violation appeal denied. Motion 24-053was made and passed 6-2.

Michael Dorne moved to go into Executive Session to discuss Lake business at 8:47 p.m. Sener Calis seconded. Passed 8-0.
Sener Calis moved to return from Executive Session at 9:14 p.m. Gary Vance seconded. Passed 8-0.
Dan Moran moved to adjourn the meeting at 9:15 p.m. Sener Calis seconded. Passed 8-0.

Meeting adjourned at 9:15p.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

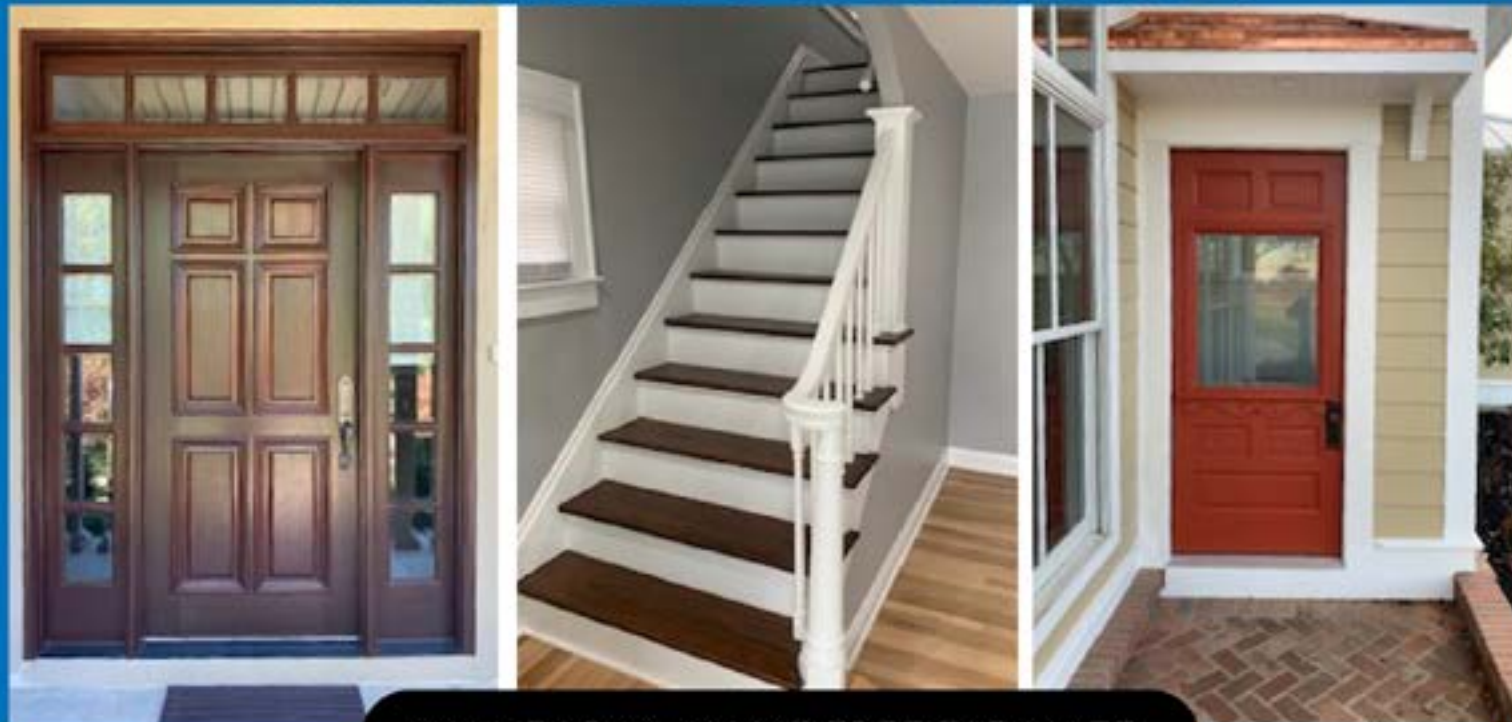
5

WOW.

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Manager's Corner

Hello,

A reminder that the dues for 2025 will include the increase that was approved at the 2024 Fall Property Owner's Meeting. If you have your dues set up to be auto-paid from your bank, please be sure to adjust the amounts accordingly. If not, you will not be paying your invoice in full by the due date. This will lead to late charges being applied to your account. Please adjust accordingly to avoid unexcepted late charges.

For those who like to pay monthly in advance, your January payment will need to reflect the new rate increase.

Rental Properties: Tenant Membership Fees

Per the constitution, tenant membership fees equal 50% of the Lot Assessments. The annual increase is a result of an increase in Lot Assessments.

Please reference my weekly emails for full 2025 CLPOA dues document. This document includes the details for the 2025 assessments.

Below are a few questions that I have received about the updating payments.

Q: How do I update my auto payment from the CLPOA website?

A: You cannot update payment information directly on the CLPOA website. Online invoicing and payments are managed through our automated web/cloud-based software, ReCur 360. If you are set up for email billing, you already have access to this system.

Q: Do I need to update my payment information if I currently use ReCur 360?

A: No. If you are currently enrolled in ReCur 360's auto-pay, your card will automatically be charged the updated amount in March. No further action is required.

- If you've recently changed credit cards or want to use a different card for auto payments, you'll need to update your payment information. You can do this by accessing the payment portal through a previous email invoice or by contacting Carla or me. We can send you a new link to update your card information. Please note that we cannot make this update on your behalf but are happy to provide the link for you to make the changes yourself.

Q: Who needs to update auto payments if ReCur 360 will automatically charge based on the invoice amount?

A: Only those who use bill pay through their personal bank need to update their payment amounts manually to reflect the updated invoice.

Mike Casimir
CLPOA Property Manager

December 2024	
CLPOA TRAFFIC VIOLATIONS	
TYPE	QTY
SPEEDING	1

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

CHOCTAW LAKE P.O.A. BOAT SLIP RENTAL APPLICATION

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 # _____



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



IF YOU'RE CONNECTED TO US, YOU COULD BE CONNECTED TO A \$1,500 COLLEGE SCHOLARSHIP

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

*** DEADLINE MARCH 28, 2025**

See Current Promotions or Call
utilitypipelinetd.com | 888.863.0032

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

	Mar - Dec 24	Budget	\$ Over Budget	% of Budget
Income				
41000 · Lot Assessments	619,481.70	618,000.00	1,481.70	100.2%
41200 · Membership Dues	22,637.65	21,350.00	1,287.65	106.0%
41300 · Tenant Facility Fees	4,266.00	5,327.00	-1,061.00	80.1%
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	5,681.04	5,840.00	-158.96	97.3%
41500 · Building Permits	12,325.00	10,000.00	2,325.00	123.3%
41600 · Rentals	45,015.00	44,168.00	847.00	101.9%
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	27,040.00	27,200.00	-160.00	99.4%
41904 · Tickets and Citations	869.55	2,500.00	-1,630.45	34.8%
41907 · Water Company Mgmt Income	56,667.60	48,272.30	8,395.30	117.4%
41911 · Publications Income	13,026.00	13,640.00	-614.00	95.5%
42000 · Other Income	1,485.94	1,291.68	194.26	115.0%
42200 · Donation Income	17,518.28	10,000.00	7,518.28	175.2%
Total Income	893,214.15	874,243.98	18,970.17	102.2%
Gross Profit	893,214.15	874,243.98	18,970.17	102.2%
Expense				
61300 · Bank Charges	18,302.21	18,725.00	-422.79	97.7%
61400 · Collection Expense	9,755.45	1,680.00	8,075.45	580.7%
62200 · Dues and Subscription Expense	9,336.90	3,700.00	5,636.90	252.3%
62300 · Electric Expense	19,354.96	20,530.00	-1,175.04	94.3%
62400 · Heating Expense	3,889.73	5,125.00	-1,235.27	75.9%
62500 · Employee Benefit Expense	29,828.20	42,502.00	-12,673.80	70.2%
62501 · Staff Uniforms	496.18	500.00	-3.82	99.2%
63000 · Fish Stock Expense	4,907.16	2,000.00	2,907.16	245.4%
63300 · Gas and Oil Expense	17,335.83	24,600.00	-7,264.17	70.5%
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	4,395.00	4,170.00	225.00	105.4%
65200 · License and Permit Expense	3,831.98	3,200.00	631.98	119.7%
65400 · Maintenance-Misc Building	2,409.99	4,500.00	-2,090.01	53.6%
65401 · Maintenance-Lodge/Arrowhead	5,663.36	8,500.00	-2,836.64	66.6%
65405 · Maint-Storage Bldg	195.00			
66000 · Maint-Parks & Grounds	19,277.31	12,500.00	6,777.31	154.2%
67000 · Maintenance-Drainage	500.00	4,000.00	-3,500.00	12.5%
68000 · Maintenance-Miscellaneous	4,428.89	4,170.00	258.89	106.2%
68001 · OSHA Compliance Expense	159.00			
68200 · Maintenance-Roads	3,582.74	2,000.00	1,582.74	179.1%
68300 · Maintenance-Trucks & Equipment	6,908.22	9,300.00	-2,391.78	74.3%
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	11,769.65	6,500.00	5,269.65	181.1%
69500 · Office Expense	3,760.37	5,000.00	-1,239.63	75.2%
69515 · Car & Boat Stickers	1,202.32	1,200.00	2.32	100.2%
72000 · Patrol Expense	6,552.00	4,580.00	1,972.00	143.1%
73000 · Patrol Uniform Expense	5,750.95	4,420.00	1,330.95	130.1%
74000 · Postage Expense	3,358.04	4,000.00	-641.96	84.0%
74001 · Publication & Communication Exp	18,967.57	17,450.00	1,517.57	108.7%
74002 · Professional Services Expense	10,445.00	17,520.00	-7,075.00	59.6%
74003 · Promotional Expense	10,803.68	10,000.00	803.68	108.0%
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 through December 2024

	Mar - Dec 24	Budget	\$ Over Budget	% of Budget
75400 · Social Security Expense	24,415.40	23,334.00	1,081.40	104.6%
75500 · Medicare Expense	5,710.06	5,834.00	-123.94	97.9%
75600 · FUTA Expense	481.07	668.00	-186.93	72.0%
75700 · SUTA Expense	960.82	832.00	128.82	115.5%
75705 · Sewer Expense	1,409.67	1,542.00	-132.33	91.4%
75801 · Property Tax Expense	9,626.96	9,700.00	-73.04	99.2%
75802 · Wages	395,989.55	411,876.02	-15,886.47	96.1%
75810 · Water Expense	3,420.00	3,420.00	0.00	100.0%
Total Expense	723,377.18	744,628.02	-21,250.84	97.1%
Net Income	169,836.97	129,615.96	40,221.01	131.0%

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

	Mar - Dec 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
3010 · Unmeter Water Sales	386,718.86	384,750.00	1,968.86	100.5%
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	1,637.48	1,250.00	387.48	131.0%
3500 · Other Income	0.00	0.00	0.00	0.0%
Total Income	395,356.34	386,000.00	9,356.34	102.4%
Gross Profit	395,356.34	386,000.00	9,356.34	102.4%
Expense				
4010 · Wages Expense	16,351.10	12,500.00	3,851.10	130.8%
4041 · Water Tank Clearwell Plant	2,045.00	3,000.00	-955.00	68.2%
4045 · Plant Expense	52,353.29	42,166.68	10,186.61	124.2%
4075 · Water Treatment Expense	25,555.88	26,249.94	-694.06	97.4%
4095 · Distribution Expense	18,955.72	22,500.68	-3,544.96	84.2%
4109 · Maintenance Expense	12,422.00	7,000.00	5,422.00	177.5%
4120 · Office Expense	2,672.41	6,333.34	-3,660.93	42.2%
4150 · Professional Fees	6,874.06	9,800.00	-2,925.94	70.1%
4159 · Insurance Expense	5,839.00	7,565.00	-1,726.00	77.2%
4205 · Dir & Mgt Fee	48,272.30	48,272.80	-0.50	100.0%
4225 · Auto & Truck Mileage	0.00	0.00	0.00	0.0%
4240 · Bank Charges	10,942.48	8,800.00	2,142.48	124.3%
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	9,200.47	6,000.00	3,200.47	153.3%
Total Expense	213,163.71	202,840.69	10,323.02	105.1%
Net Ordinary Income	182,192.63	183,159.31	-966.68	99.5%
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	138,675.67	138,218.55	457.12	100.3%

Nature Statistics

Printed On: 01/09/2025 3:21 PM
Date Range From: 12/01/2024 Through: 12/31/2024



Nature	Total
ALARM DROP RESIDENTIAL	1
ANIMAL COMPLAINT	2
CIVIL PROCESS	2
CIVIL STANDBY	1
CONTROLLED BURN	1
DOMESTIC	1
EMS ABDOMINAL PAINS	1
EMS CARDIAC CHEST PAINS	1
EMS DIFFICULTY BREATHING	2
EMS FALL INJURY	4
EMS ILL PERSON	1
EMS INJURED PERSON	1
EMS LIFT ASSIST NON INJURY	2
EMS SYNCOPAL EPISODE	1
EMS UNCONSCIOUS PERSON	1
FIRE ALARM RESIDENCE	1
FOLLOW UP	1
HOUSE CHECK	1
SUSPICIOUS PERSON	1
SUSPICIOUS VEHICLE	3
THEFT	2
TRAFFIC STOP	19
WANTED PERSON	1
WELFARE CHECK	2
Total incidents:	53

Report generated from MSCO and not validated by CLPOA

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Patrol Chief
OF CHOCTAW LAKE

Hello Choctaw,

SNOWMOBILE SAFETY AND COURTESY

With the winter season upon us, we’ve received more complaints regarding snowmobiles being driven on private property without permission. We want to remind everyone that operating snowmobiles on someone else’s property without their consent is considered trespassing. Please respect your neighbors by ensuring you have explicit permission before entering their property. Failing to do so not only damages relationships within the community but may also result in legal consequences.

- To maintain a safe and enjoyable environment for all residents:
- Stay on your property, or public areas where permitted.
 - Avoid cutting through yards or driving near homes, as this can damage lawns and landscaping.
 - Remember, courtesy and respect go a long way in keeping Choctaw Lake a peaceful community.

SLEDDING SAFETY - Winter fun is in full swing, and sledding is a great way to enjoy the season. However, safety must come first:

- **Never sled alone.** Always have another person with you in case of an emergency.
- **Choose safe locations.** Avoid areas with obstacles like trees, fences, or roads nearby.
- **Wear appropriate gear.** Helmets and warm clothing can make a big difference in staying safe and comfortable.
- **Supervise children.** Ensure kids are always under the watchful eye of an adult when sledding.

REPORTING LAW ENFORCEMENT ISSUES

We want to remind all residents that **no law enforcement issue should be reported to the lake board or property management.** If you witness or experience any incidents, such as trespassing, vandalism, suspicious activity, or noise complaints, these must be reported directly to the **Madison County Sheriff’s Office Dispatch at 740-852-1212.** When you call, ask to speak with a lake deputy. Reporting incidents through the Sheriff’s Office ensures proper record-keeping, including accurate times and dates, and allows for a lake unit to be dispatched promptly. This process is crucial for maintaining safety and ensuring issues are handled effectively.

I hope everyone enjoys the rest of winter and stays safe during these chilly months. I’m looking forward to spring and all the opportunities it will bring to our wonderful community!

Jake D. Rosales
Lake Chief

CUI MEETING MINUTES

November 13, 2024 Approved January 8, 2025

Karl Crook, Steve Hecht, Bill Price, Bill Platter, Dave Lohrer
Dave Rodgers – excused, Jeff Avery – excused
Call to order: 6:03 PM

Member comments: none
Motion to approve Crook, Platter second. Discussion on tree work proposal. Passed 5-0.

Operators Report:
Filter media/Annual maintenance report. CT Consultants- recommended increasing pre hypo treatment. Pre hypo treatment finishes oxidizing iron. We were using 0.8mg/L and Ct recommended 1.8mg/L. Kurita involved as well – Kurita said media looks good. Drained and inspected ½ of the detention tank. Kurita recommended raising drain to plant be raised 8-12” inches. Mike said could do this easily. Kurita also tested at raw water port and recommended to increase pre-hypo dosage as well. Oxidation process completes and 0.5mg/L going into filters is recommended. National Water came out as well. Opened up the filter and performed a visual inspection. They stated we were using the correct anthracite media. Took media sample and sent to lab – will take 4 weeks to confirm status. Will be performing enhanced testing on one-off basis to confirm a few things. National tested iron at raw water straight from ground – 2.42 iron before any process. 1.2 iron after aerator, and 0.0 at finished. Shows process works, but suggested changes to operations were given.

Well pump quotes: Quotes for several well pump options. Cleaning process for wells recommended by vendors. Discussion followed. More information to follow: goal to replace two by spring. Money in capital budget to perform this task.

Tower Report: One quote with multiple recommendations. Obtaining multiple other quotes. Will plan on taking action before the spring. No action tonight.

Community Association Institute update on corporate transparency act. Discussion on paperwork required to be in compliance. Action to be taken.

Audit: CSH audit quote over \$20k. Going to find a cheaper alternative. Still understand we owe an audit
Discussion on unknowns. Led to generator discussion.

Motion to approve water users agreement, dated 13 November 2024. Bill Price, Platter second. Discussion on EPA Sanitary Survey history. Updated Water Users Agreement addresses previous issues from 2021 survey.

Motion to approve Patty and Amedeo Mirolo and Michael Toll as Nominating committee. Passed 5-0. Platter made, Hecht second.

Motion to approve Brenda OConnor, Jeff Pitt, Clem Estrada as ballot counting committee. Passed 5-0. Crook made, Price second.

Discussion on contingency plan exercise – loss of pressure from towers.

Entered executive session with motion Price, Lohrer second. 5-0. 7:50PM. Motion by Platter, Price. 5-0.

Motion to adjourn 8:08.

PROPERTY TRANSFERS

NONE FOR THE MONTH OF JANUARY

Choctaw Lake

Winter Concert Series for 2024/2025

By Dan Blazer

The next Winter Concert Series event is on Friday, February 21st. The winter concerts will be co-sponsored between the Choctaw Musician’s Club and the Booster’s Club. The show will be held at the lodge and will start at 7 to 7:30 PM.

Marquis 66

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

Marquis 66, a Central Ohio Rock & Roll Band, lived through the greatest era of music of all time. So, come now and visit with them. Let them take you back to a time, your time, whenever that was, or is, and how music made life, your life better, and a part of history, your history! Music, a part of who you are! Got Soul?

The original Marquis band was formed in 1964, when four high school boys (Michael Kinnett, Greg Jones, Steve Jones, & Rod Share) joined together to make music, perhaps to become famous, and of course, to attract girls. They had some success, as they played many local gigs, and even cut a single "The Little Black Egg" in 1966 for an album with songs by other Columbus-area bands. The band ended its first run in 1967 when the boys were called to other duties in life - college, work, marriage, etc.

- Classic Rock
- Place of Origin: Columbus, Ohio
- <https://marquis66.com/>





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FEBRUARY 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	(A) - Arrowhead (L) - Lodge (CR) - Conference Room					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 CUI BoD Meeting 6 PM (LCR)	12 Over 55 Yoga Class 9:00A (L) Fitness Class 6:30 PM (L)	13	14	15
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) CUI BoD Meeting 6 PM (LCR)	20	21 Winter Concert Series	22
23	24 Zumba 5:30P (L)	25	26 Over 55 Yoga Class 9:00A (L) Fitness Class 6:30 PM (L)	27	28	

MARCH 2025

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

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