

WAYNOKA NEWSLETTER



OFFICIAL NEWSLETTER FOR THE WAYNOKA PROPERTY OWNERS ASSOCIATION

WPOA Board of Trustees Saturday Meeting –11/09/2024

***Any updates from the Friday email are indicated in **italics** of the summary of each report.*

***The deadline for submission of information for the monthly newsletter and other media releases is the Tuesday following the WPOA meeting at 4pm. The Office staff appreciates the cooperation of all of the clubs to share the events and activities held at Lake Waynoka.*

President Taylor called the meeting to order at 10:00 am and led the attendees in the Lord's Prayer followed by the Pledge of Allegiance.

Roll Call: Present: Eads, Klein, Lane, Marck, Miller, Moore, Taylor, Mgr. Wilkin

Absent: Bynum, Raleigh and Mgr. Cahall were excused.

Minutes:

- Eads made a motion and Lane seconded to approve the 10/12/24 WPOA Monthly minutes as printed in the newsletter. A yeay/nay vote was taken and the motion passed unanimously.
- Moore made a motion and Marck seconded to approve the 11/4/24 WPOA Special Meeting minutes as distributed. A yeay/nay vote was taken and the motion passed unanimously.

President's Report (Taylor): None.

Treasurer's Report (Lane):

Operating funds

- October total operating income was \$140,000.00.
- October total operating expenses were \$213,000.00 with no unexpected expenses.
- Operating fund balance at the end of October was \$598,403.55.
- Operating income for the year at the end of October was \$2,685,000.00. That is 89% of the plan for 2024. Expected income at the end of October was 92% so 3% under budget.
- Operating expense for the year at the end of October was \$2,446,000.00. That is 83% of the plan for 2024. Expected expense at the end of October was 85% so 2% under budget.

Allocated Assessment Funds

- Income for allocated operating assessments in October was \$6,000.00.
- Assessment account expenditures in October totaled \$10,000.00 for fish, dam repair and road repair.
- Balance of all allocated assessment accounts at the end of October was \$1,483,535.41.

Invested Funds

- Invested Reserves at the end of October totaled \$529,189.26.
- Total cash on hand at the end of October was \$2,611,128.22.

Treasurer Lane announced that The Board Trustees are reviewing the proposed 2025 operational budget and will be voting on it at the December monthly meeting.

Manager's Report (Todd Wilkin):

I'm excited to share my first official General Manager's report with all of you, and I hope this helps address any questions or concerns within our community. I'm looking forward to being an active part of this great community, and I'm always available to speak with you if you need anything.

1. Investigation into Property Damage: I want to start by providing an update on the ongoing investigation into a situation that occurred at a home within the Lake Waynoka community. On Tuesday, October 22, 2024, we received a report of four holes found in the exterior siding and garage door of a property. This understandably raised concerns for the homeowner, and we responded quickly. An officer was dispatched to the scene immediately to investigate. When I was made aware of the situation later in the week, I followed up with Chief Callahan and Officer Adams on Monday, October 28, for a detailed update. We communicated with Sheriff Ellis to discuss the incident further. I have personally reviewed all available reports and body camera footage from the scene, and I can confidently say that our officers have conducted a thorough and diligent investigation. We will continue to monitor the situation and keep the community informed as necessary.

2. Road Paving Project Update: The road paving project is now officially complete, but there are still a few areas that need attention. Over the past week, I've walked the roads around the lake with an engineer and Mr. Chadwell to identify spots that require additional work. We've created a punch list of areas for the contractor to address, and Mr. Chadwell has already gone over the specifics with the contractor.

The contractor will be working this weekend to make the necessary repairs in preparation for the yellow striping to be painted next week. Some sections will need to be milled and repaved, but we are confident that these issues will be resolved soon. We'll continue to keep an eye on this to ensure that everything meets our standards.

3. Street Light Repairs at the Dam: The streetlights at the Dam have now been repaired and should be fully operational. Our maintenance team continues to make great strides with various projects throughout the lake, including ongoing work on the lake dredging as we move toward the end of the year.

4. Campground Winterization: The campground has officially been closed and winterized for the season. Our maintenance team has completed all necessary tasks to ensure the campground is properly prepared for the colder months. This includes shutting down water systems, securing facilities, and taking steps to protect the site from winter weather. We look forward to reopening the campground in the spring and appreciate your understanding as we move into the offseason.

5. Accomplishments in My First Three Weeks: My first three weeks have been incredibly busy, and I've learned a great deal already. I wanted to take a moment to highlight some of the key accomplishments we've achieved together:

- We've reviewed, approved, followed up on, or denied approximately 25 permits.
- We met with an engineer to discuss future work and infrastructure needs throughout the community.
- We've met with 90% of our employees and are getting to know the team better every day.
- In collaboration with the Finance Committee, we've worked on the 2025 budget.
- We're also working closely with the Long-Range Planning Committee on the 2025-2030 capital budget.
- We've conducted dock inspections.
- We've helped release hundreds of pounds of fish into the lake as part of our ongoing efforts to improve the ecosystem.
- We had the pleasure of attending the campground's Trick-or-Treat event with our families—what a great time!

6. Upcoming Events and Meetings: As promised, I will be holding my first "Lunch with the General Manager" on Thursday, November 14, at 1:00 PM at Angela's. This will be a great opportunity for us to discuss community ideas, upcoming projects, and any other important matters you may have on your mind. I encourage you to join me for an informal conversation over lunch – it's a chance for me to hear from you and for us to collaborate on ways to make Lake Waynoka an even better place to live.

7. Looking Ahead: It's been an exciting start to my tenure, and I want to thank everyone who has welcomed me with open arms and kind words. I'm truly excited about this opportunity, and I'm eager to continue meeting with each of you on a one-on-one basis to hear your thoughts and concerns.

Thank you again for your support, and I look forward to all the great things we'll accomplish together in the months to come. If you have any questions or need further information, please don't hesitate to reach out.

- *Mgr. Wilkin thanked everyone for the warm welcome and reaffirmed his commitment to an open line of communication. He stated that the vandalism into a property owner's home is still under investigation. The completion of the roadway is almost finished. A few areas of concern are being addressed. The yellow stripe is planned to be laid this week. We will be opening the lake valve after the first hard freeze to allow the lagoon to settle. We expect this to happen around the first of December. We will lower the lake 5'-7' for dock repairs/installation and dry dredging.*

Lake Waynoka Police & Security Report for October 2024 (Chief Callahan):

Calls for Service	51	Animal Complaints	6
Arrests	1	Livewell Checks	12
Reports	38	Fire Runs	1
Citations	5	Grinder Pumps	27
Warnings	17	Squad Calls	19
Security Checks	77		
Call for service breakdown of main access area, excluding parking lot area			
Campground	5	Rec Center	0
Lounge	0	Lodge	1
Vehicle Information			
Vehicle	Fuel (gallons)	Miles Driven	
1391	68.1	979	
1591	75.7	519	
2091	79.9	1,470.7	
Gate Counts			
RFID Front - 17,063		Front Guest Lane - 11,179	
RFID Rear Entry - 19,377		RFID Rear Exits - 24,434	

Reminder: The Ohio state issued burn ban went into effect October 1, 2024, per Ohio Revised Code section 1503.18. This will remain in effect through the end of November. Burning is prohibited across the state from 6:00am-6:00pm. Signs advising of the burn ban have been posted at the front and back gate entrances. Members who plan to burn during permitted hours are to call and report the activity to security prior to any burning. For more information, please visit <http://ohiodnr.gov>

Other Committee Reports:

Building (P.Levermore/Moore): **Reminder to property owners:** Per the WPOA Restrictive Covenants and the Rules and Regulations, volume 2, a permit is required for various kinds of work to be performed on your property. Permits can be picked up at the office. To better understand the permit requirements, you can either call the office/or go to the Lake Waynoka website, click on Documents, then WPOA Rules and Regs, Vol2. Don't hesitate to let me know if you have any questions.

Permit	October	Year to Date
Residence	1	25
Dock/Boat Lift	1	21
Additions	0	4
Repair/Replace	2	21
Pool	0	3
Deck	0	7
Garage	1	9
Storage	3	21
Boat Cover	0	0
Carport	0	0
Fence	4	16
Misc	0	6
Totals:	12	133

Helpful Information for Planning Winter Dock Work

Any planned new dock or expansion of an existing dock requires a permit (see lakewaynoka.com/documents - WPOA, Rules and Regs vol2). As it is likely easier to perform this type of dock work when the lake water levels are down, it is important to understand key timing issues when planning your work. The lake lowering (opening of the valve at the dam) typically starts in mid-November as it is required to coincide with the WRWSD draining the lagoon.

It is wisest to plan on having an approved permit in place during December so your contractor can begin work as soon as the water level gets down to an acceptable level. Weather conditions vary year to year and therefore the 'windows of opportunity' are not guaranteed. Even though the lake is lowered and the valve is still open, if there are significant periods of rain, the water level can come right back up in just a few days. Waiting until late January or early February for an approved permit puts you at an elevated risk of not getting your project done before the lake level comes up, as the valve is typically closed mid-February.

Permits typically take up to 10 days for review and approval. If your permit requires a dig out, a variance will need to be granted first by the WPOA Board of Trustees. This

is done at the once-a-month Saturday meeting. Therefore, it would be wisest if homeowners do their planning with their contractor in September/October (or earlier) so they are prepared to submit their permit in November. This will minimize your risk of delays in getting your planned work accomplished, as mother nature ultimately determines what the water levels will be and therefore how much 'window of opportunity' you have to accomplish your work. Don't hesitate to let me know if any questions.

Respectfully submitted, Pete Levermore, Zoning/Building Committee chair

Election Inspectors/Nominating (Nan McHugh, L.Stover, Dawn McNees, Nominating Chairperson):

- After the WPOA monthly meeting, each candidate is invited to use 5 minutes to introduce themselves and tell members why they should be considered a potential trustee.
- Ballots must be received by December 2nd no later than 4:00 pm in order to be counted.
- New Trustees will be posted around the community no later than December 6th and announced at the WPOA monthly meeting December 14th.

Lake Advisory (Johnson/Marck): None

Long Range Planning Committee (Borgman/Raleigh):

The WPOA (in 2015) directed the Long Range Planning committee to prepare a community vision statement with community values, goals and objectives for the WPOA Board to adopt and follow. This document is included in the 2024 LRPC Annual Report to the Board and membership and can be found on the Lake Waynoka website, in detail, in the Documents section under Reports. The WPOA Board uses these goals and objectives to define the Capital Assessment projects that determine the use of the capital assessment fees (lake, improvements, roads) paid by the membership. The following 2024 capital assessment projects have addressed specific goals and objectives from the Lake Waynoka community vision, values, goals and objectives document.

- Lake protection and conservation: stocking of fish, weekly algae control, dredging, annual dam repairs, annual shoreline erosion control
- Grounds maintenance and beautification: marina dock replacement, Red Cloud dock repairs, Waynoka Drive paving
- Amenity development, improvement, replacement and maintenance: replacement of ice cream maker in restaurant, Rec Center weight room equipment replacement
- Maintenance of facilities and equipment: lodge roof replacement, lodge foundation repair, lodge plumbing repairs, rec center hvac system replacement, rec center floor cleaner replacement, outdoor pool cover replacement, outdoor pool pavilion roof repair, outdoor pool pump house maintenance, replacement of maintenance department pickup truck and zero turn mower.

Terry asked everyone to look at the Lake Waynoka website/Documents/Reports to find the 2015 report detailing eight goals for the community. Maintenance does a fantastic job extending the life of our equipment.

(Continued on pg. 4)

Rules and Regulations (C. Harper/Klein): President Taylor will be tasking the committee to work on revising the Blue Book. He will forward information gathered from the previous committee's work.

Campground Committee (Abbatiello/Eads/Klein): None

Unfinished Business: Vice President Eads reported that we are still gathering information about creating a safety committee. There have been no new community suggestion forms submitted. We will be looking at the 2025 capital budget in December.

New Business: Several variances were submitted. Lots #394, 395, 346 and 404 asked for dock slip 4'x12' standard digouts. Lane made a motion and Klein seconded to approve the variances. The Board denied two variance requests. One was for a 30"x50" pole barn installation 19' from the roadway. Our building codes require 40' from roadway. The other was for a lake access dock installation that was unable to be installed in front of the owner's property.

Motions & Resolutions: None

Community Organizations:

- Shawnee Women's Club - Shawnee Women's Club would like to thank everyone who helped make our annual Holiday Extravaganza Craft Fair a success! We had all day support from Cat and the Rec Center crew, Chief Callahan, security officers and the night custodian, Dawn Russell, helped with security, card players graciously moved their Friday night location, Marty and the Maintenance team helped make sure we had the tables and chairs we needed, and the Front Office staff and AJ helped with fielding questions and Facebook advertising. Thank you all!
- Civic Club – Bingo tonight. After tonight, Bingo will resume in January. The civic club meetings will be in hiatus until the spring.
- Art Club – November 13th, 6:30 in the Lodge we will be creating Christmas crafts. The cost is \$10. Bring a bottle and snack to share. We will be hosting Uncorked on Canvas November 16th from 6:30-9:30pm. It is limited to 30 people and cost is \$30.

Board Comments and Concerns: None

Membership Compliments and Concerns:

- Cindy Lawrence – addressed her concerns about the discovery of holes into a home where her grandchildren live. She said the investigation has been handled poorly and they are terrified to live there. She would've liked the Brown County Sheriff's Office (BCSO) to handle the investigation since they have more resources.
- Phyl Lawrence – A Lake Waynoka Officer responded right away. Other holes were found the next day. Would like to see BCSO back up the Lake Waynoka Officers when the owner's request it.
- Samantha Souders – is a Veteran and looked at the holes in the home. Many young families live here and she would like to see an increase in security.
- Doris Kitchen – asked President Taylor what is the solution about security. President Taylor said he cannot comment on an open investigation. Trustee Klein said she has been bringing up issues with security during several workshops.
- Carolyn Slater – Said the family couldn't get help for several days. The new manager was not notified until a few days later. People should be fired.

Adjournment: The motion to adjourn was made by Lane and seconded by Moore. A yea/nay vote was taken. All were in favor and the meeting was adjourned at 10:46am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary

WRWSD Board of Trustees Saturday Meeting – 11/09/2024

Vice President Moore called the meeting to order at 9:30am.

Roll Call: Present: Armstrong, Feil, Harper, Kost, Moore, Wales, Mgr. Wilkin

Absent: Levermore and Mgr. Cahall were excused.

Minutes: A motion was made by Armstrong and seconded by Harper to approve the 10/28/24 minutes as distributed and read. A yea/nay vote was taken and the motion passed unanimously.

- **President's Report (Levermore):** President Levermore put together the following statement to keep residents up to date. The WRWSD Board of Trustees is focused on controlling costs and keeping water and sewer charges competitive. For 2024, a homeowner's combined water and sewer bill is \$76/month for a minimum usage of 3,000 gallons.

This includes \$29.50 for water and \$46.50 for sewer, which can be found on the back of your monthly statement. With community growth pushing our sewer system to average running at over 80% of its annual capacity, we have begun the process to identify necessary upgrades. An engineering firm has been hired for this purpose, but we expect a significant increase in sewer charges to fund the work. The WRWSD Board will try to do our best to keep you up to speed on the project status and projected impact to rates as key milestones are met. The planning phase of the project, which we are now in, is expected to take 4-5 months. The design phase is then expected to take 12-15 months followed by the 3-4 month bid phase. It is not until this phase completes, in late 2026, that we will be able to give a more accurate impact to the sewer rates. The construction phase of 18-24 months will then follow. This means the sewer expansion project is expected to not complete until late 2028. The 'ballpark' cost for the sewer expansion is \$10million, but this is very preliminary, and it could easily go up as the process moves forward. The WRWSD is now not eligible for grants due to the community's median income exceeding the qualifying threshold. To reduce the amount we need to borrow for the project, we plan to increase our reserves starting in 2025. At this point we will target the sewer rate to increase by \$20 in 2025, with an additional increase the following year. The exact loan amount, term, and future sewer assessments are still undetermined for the reasons stated in the above paragraph. While building reserves can mitigate the impact of future fee increases, it will not eliminate them entirely. Expanding the sewer plant is necessary as there are no alternatives. Septic systems are not permitted, and Brown County does not offer sewer services to our area. Water reserves may also need to be increased in the future due to rising demand, requiring additional changes to the water production side of the plant. Brown County Rural Water (BCRW) is a short-term solution for Lake Waynoka and not a sustainable option, as its production capacity is committed elsewhere for the next 15 years. To keep the community informed about the sewer expansion project and its progress, the WRWSD board will share updates on the Lake Waynoka website in the "Documents" section. Community members who have subscribed to this service will receive email notifications whenever new documents are uploaded.

Treasurer's Report (Feil): None.

Manager and Plant Superintendent Report (Mgr. Cahall/Mgr. Wilkin/Supt. Wilson): We have requested a scope comparison document from two engineering firms. This document details specific pricing for the Board to compare. We are all working to keep the pricing accurate for the expansion to sustain the growth of the community.

Old Business: None

New Business: None

Motions and Resolutions:

- Motion #2024-22 was made by Wales and seconded by Harper to amend the 2024 WRWSD budget with an increase in total expenses of \$49,681.72. A roll call vote was taken and the motion passed unanimously.

Board Member Concerns: None

Membership Concerns: None

Adjournment: The motion to adjourn was made by Armstrong and seconded by Kost. A yea/nay vote was taken. All were in favor and the meeting was adjourned at 9:45am.

Rhonda J. Maybriar, WRWSD Assistant Recording Secretary

WPOA Board of Trustees Special Meeting – 11/04/2024

President Taylor called the meeting to order at 8:26pm.

Roll Call: Present: Klein, Lane, Marck, Miller, Moore, Raleigh, Taylor
Absent: Bynum and Eads were excused.

Special Meeting Purpose: To amend Manager Todd Wilkin's WPOA contract.

Minutes: The Board discussed an error in Mgr. Wilkin's contract. The WRWSD is involved to terminate Mgr. Wilkin. The contract will be amended to reflect a simple majority vote of termination from the WRWSD Board to replace the current language in the contract stating that it is a one-third majority vote of the WRWSD Board.

Motions and Resolutions: A motion was made by Moore and seconded by Marck to amend Mgr. Todd Wilkin's WPOA contract. A roll call vote was taken and the motion passed unanimously.

Adjournment: At 8:30pm, a motion was made by Taylor and seconded by Klein to adjourn. A yea/nay vote was taken and the motion passed unanimously.

Rhonda J. Maybriar, WRWSD Assistant Recording Secretary

WRWSD Board of Trustees Monday Meeting – 10/28/2024

President P. Levermore called the meeting to order at 6:00pm.

Roll Call: Present: Armstrong, Feil, Harper, Kost, Levermore, Moore, Wales, Mgr. Cahall, Mgr. Wilkin, Supt. Wilson

Minutes: A motion was made by Wales and seconded by Armstrong to approve the 10/12/24 Monthly Meeting minutes as distributed. A yea/nay vote was taken and the motion passed unanimously.

President's Report (Levermore): President Levermore polled the Board and they agreed to not respond to Facebook posts. Official information will be posted on the Lake Waynoka website for members to view.

Treasurer's Report (Feil): Treasurer Feil asked about researching grants for the sewer expansion. *(The topic was discussed at length. See below.)*

Manager and Plant Superintendent Report (Mgr. Wilkin, Mgr. Cahall & Supt. Wilson):

- GAC Filters – The granular activated carbon filters are due for routine maintenance. This is required every three years. Supt. Wilson has secured a company to perform the maintenance next week instead of early 2025. The Board agreed that a motion should be prepared for adjusting the budget to perform this work at the upcoming Saturday meeting.
- Fire Hydrants – Supt. Wilson followed up with Secretary Wale's question about the fire hydrant project that was never completed. The project was budgeted for \$70,000, however, due to the contractor's illness, the project was not completed as scheduled and only a small portion of the budgeted amount was used. Supt. Wilson is creating a QR code spreadsheet to record which hydrants have been exercised and flushed. This will place each hydrant on a routine maintenance schedule. In the meantime, the WRWSD crew have identified four hydrants that do not drain and are collecting water in the tops. This will ruin the hydrant come winter when the temperature falls below freezing. Supt. Wilson recommended that the Board replace these hydrants before that occurs. There was discussion about installing isolation valves at each hydrant in the event of failure. Trustee Harper suggested we purchase and install the isolation valves for these four hydrants while they are being replaced. The Board agreed and Supt. Wilson will get a quote. The budget amendment motion for Saturday will include this information.
- WRWSRD Board Document/CIP (Capital Improvement Project) – Supt. Wilson presented the Board with a thorough 12-year capital budget (Cap/Ex Forecast) detailing infrastructure that will need to be replaced and repaired during this time. This document allows for proactive budgeting and strategic planning to ensure the continued sustainability and effectiveness of our water system. He prioritized the list so the Board will be able to budget accordingly. This is a living document and projects can be moved from year to year. The document includes WRWSD building maintenance and can be adjusted for inflation and/or increased costs yearly.
- Water Reserve Account Coding – Supt. Wilson is continuing to utilize individual coded reserve accounts for both current and proposed capital items. The Board discussed creating a separate Capital budget much like the WPOA. More information to come.
- Water Usage Tallies – Water usage is down, as expected, compared to the summer months. We used about 300,000 gallons of water to flush hydrants. We have a 15.5% unaccounted water usage which is primarily due to hydrant flushing and smaller water line leaks. The WRWSD continually monitors this figure and implements measures to minimize water loss.
- Grinder Pump Service Calls – were up, however, Supt. Wilson stated that this is likely due to better tracking with the implementation of the grinder pump QR database.
- Job Descriptions/Evaluations – Supt. Wilson completed and distributed to Trustees a list of job descriptions, evaluations, rankings, and pay scale that he would like to see approved. Employees will be placed at the appropriate pay level based on their skills, knowledge and performance during their November evaluation. This will be instrumental in encouraging continuing education and increase retention of our staff.
- Engineer of Record Discussion – There was much discussion on the cost of the sewer plant expansion. Mgr. Wilkin and Supt. Wilson would like to create a scope comparison document and send to two engineering firms. This document details specific pricing for the Board to compare. The Board asked for a 30-day turnaround and requested that the engineers help with finding grants and researching financing options. The planned sewer increase for 2025 will be placed into reserves which will offset the cost of the assessment increases that will be applied related to this sewer expansion project.

Old Business: None

New Business: None

Motions and Resolutions: None

Board Member Concerns:

- Vice President Moore requested that a significant sewer increase be communicated on the Lake Waynoka website so members will be prepared in January. Secretary Wales stated that the information should be posted as soon as possible. Mgr. Wilkin will send out an email blast concerning the increase.

Adjournment: The motion to adjourn was made by Kost and seconded by Wales. A yea/nay vote was taken. All were in favor and the meeting was adjourned at 7:36pm.

Rhonda J. Maybriar, WRWSD Assistant Recording Secretary

Election Inspectors/Nominating Committee Announcement

The Nominating Committee would like to make sure you are aware of the following regarding the 2024 voting:

- Your ballot must be received in the administration office by December 2nd at 4:00 PM to be included in the count.



GRINDER PUMP CARE

The following items should **NEVER** be put in your system:

- *Egg shells *Fish scales *Diapers, socks, rags or cloth of any kind *Cat litter *Oils or grease
- *Menstrual products *Strong chemicals (drain cleaner) *Glass or metal objects

When the above items are introduced into your system it could result in premature failure of the pump and require service. If the red light on the electric box is on, it means the pump is not working properly.

Please call **WRWSD plant (937-446-3256)** from 7:30a-4p and **Security (937-446-3214)** after hours if you see your light or your neighbors light on.

DURING POWER OUTAGES WATER USAGE SHOULD BE KEPT TO A MINIMUM
REPORT ALL ELECTRIC OUTAGES **Dial 1-800-543-5599 to report an outage**

WAYNOKA PROPERTY OWNERS ASSOCIATION

TREASURER'S REPORT; BALANCE SHEET

GENERAL OPERATING FUNDS:		10/31/2024	10/31/2023
	OPERATING CHECKING/PEOPLES	\$38,924.03	\$74,475.20
	CHARGE CARD ACCOUNT	\$57,816.96	\$33,028.91
	OPER SAVINGS/FIRST STATE BANK	\$125,828.99	\$155,654.09
	RESERVE OPERATING/FIRST STATE BANK	\$369,725.65	\$424,923.59
	LOTTERY CHECKING	\$6,107.92	\$2,714.37
TOTAL OPERATING FUNDS:		\$598,403.55	\$690,796.16
ASSESSMENTS			
\$175.00	ROADS ASSESSMENT	\$932,837.21	\$645,542.44
\$130.00	LAKE ASSESSMENT	\$134,793.06	\$120,805.33
\$115.00	IMPROVEMENT ASSESSMENT	\$298,934.61	\$311,169.44
	CAMPGROUND IMPROVEMENT	\$116,970.53	\$59,123.09
TOTAL		\$1,483,535.41	\$1,136,640.30
WPOA INVESTMENTS:			
*	1ST STATE CDARS #1024534762	\$182,684.01	\$175,477.89
	Peoples CD	\$137,483.78	\$134,700.81
	1ST STATE CDARS #700700590	\$53,914.04	\$53,066.02
	1ST STATE CDARS #700700838	\$155,107.43	\$154,437.47
TOTAL INVESTMENTS:		\$529,189.26	\$517,682.19
TOTAL ALL ACCOUNTS:		\$2,611,128.22	\$2,345,118.65

2024 INCOME END OF October	2024	2024 EXPECTED
\$2,549,000.00	89%	92%
2024 EXPENSE END OF October		
\$2,278,000.00	83%	85%

2024 WPOA Board of Trustee Candidates



My name is John Barton, I have been a property owner since 2018 and I live at the lake full time. I served as a WPOA Trustee previously, from 2021-2023, and have held the roles of WPOA Treasurer, Chairman of the Finance Committee and Chairman of the Rules and Regs Committee. I have also served as President of another Ohio Homeowners Association.

I am a lawyer and a CPA (inactive), I also have an MBA. I practiced law briefly, then worked in public accounting for about ten years, ultimately going to work for one of my clients. I have held a number of management roles, mostly in small to medium sized health care companies. Basically, I have been advising businesses (whether independent or in house) for over 35 years.

The key issue for me is that the lake needs to create a roadmap for where this community is heading – a detailed multi-year plan that documents where we are going and exactly what we need to do to get there. A well thought out road map will define the priorities for the community, the timing of when the priorities are attacked and the detailed financial plans to accomplish whatever needs to be done. I think it will also bring the community together, because everyone will be able to see (and hopefully agree on!) where we are going. At the top of the list of those priorities for me is lake health. Specific priorities for me are:

- ☐ Executing on the silt prevention plans (retention ponds to intercept the flow of silt into the lake) ☐ Maximizing dry dredging
- ☐ Executing on other strategies provided by MAD Scientist Associates.

I would very much appreciate your vote!



My name is Mike Bisbe, I have been at Lake Waynoka for 16 years after building my house back in 2008. Over the years I've enjoyed watching it grow into the community it is now and I'm running for this position to have a hand in Lake Waynoka's future development. I own and operate a retirement & wealth planning firm in Cincinnati. As such, I have been a financial advisor for over 20 years which has given me a strong background in managing finances as well as working directly with all types of people toward a common goal of success.

I have heard many of you voice concerns around the lake regarding facilities, upkeep of houses, and even lake depth. Since I have been here my cove has gone from over 7 feet deep to the now 4 it sits at so I believe dredging needs to be put at a higher priority. We have some of the best facilities of any local lake I've ever seen

but there are always areas for improvement. In my 20+ years of working directly with people I have found that simply listening is perhaps the most important aspect of any relationship, whether its personal or professional.

If elected, my promise is to listen to you. I want to hear your concerns, your suggestions and your feedback. By listening to our property owners and working together to find solutions I believe our lake can and will continue to be a place we are all proud to own in. Thank you for your consideration and hopefully your vote!



My name is Jim Hewes. My wife and I have enjoyed living full time at Lake Waynoka for just over 6.5 years. We built our home to retire in after 42.5 yrs. with PepsiCo Inc. My last position was National Sales Manager accountable for \$75,000,000 in national contracts and responsible for multi-year contract negotiations and renewal, drafting and execution of legal contractual agreements, and long range marketing & operation planning. I was also accountable for and measured against all annual budgeting, financial planning, approval & implementation, operations logistics and problem solving.

I feel I can be a great asset to the growing and changing needs of the community as well as assist the Board because of this business background. Our most valuable asset in this community is the physical Lake. It is the

board's fiduciary responsibility & priority, to all property owners, to maintain the entire lake, insure it's operational safety and sustaining it's health for all to enjoy. There continues to be no proactive focus in this area, only reactive. But previous boards thought it was more important to spend \$10,000,000 of the property owner's money to build a new Lodge/Restaurant/Lounge.

Focus on the lake must be corrected with timely decision making. Without it, it will cost property owners more in the long term, our property values will decline, our recreational equipment will be in jeopardy and overall enjoyment of the lake will diminish. All other amenities are nice to have but secondary to maintaining our #1 asset.

The Board's responsibility is to serve all property owners who pay the bills and spend our money wisely and efficiently. Board members should never think they know completely what the community's needs/wants are and that because they are elected, they can do anything they want without any accountability... I DO NOT.

I BELIEVE in fiscal financial responsibility, that I work for you and that transparent, open communication to the membership is not only appropriate but expected. I ask for your vote and welcome your input as we all work together as a community to address the continued needs of Lake Waynoka. Thank you.

2024 WPOA Board of Trustee Candidates



My name is Doris Kitchen, I have been a full-time resident of this wonderful community for over 18 years. My background includes over 25 years selling Real Estate in two gated communities, 1 being Lake Waynoka. This has given me the knowledge of how important our property values are at all times for each member to protect the investment make in their homes. I also worked for Kroger Company for over 10 years as a Store Manager managing over 75 employees.

I was a manager of a finance company where top priority was collecting bad debt accounts. This is such an important issue in an HOA. I have served on several committees and clubs including the long-range planning committee and Lake Advisory committee.

Our number 1 issue is our Lake. This is the reason most people live here. Our priority should be the quality of our water, our dredging operation, and number one the safety of our boaters. We also need to re-evaluate our gated community policies.

I am committed to TRANSPARENCY, ACCOUNTABILITY AND FISCAL RESPONSIBILITY. I believe that trustees have an obligation to YOU the property owners. If elected I pledge to do my best to live up to those expectations and will work tirelessly to make our great community even better for everyone and to protect your financial investment. I would appreciate your vote and promise I will work for you.



My name is Andrew "andy" Moran. I decided to run for counsel seat because I'm concerned about the future of the lake waynoka community and its growth and development.

I have owned three homes here and six lots and have finally semi-retired here as my permanent home. I'm a semi-retired Businessman and own property all over the world, mostly in Ireland and a restaurant and campground in Clermont County.

I feel like the back gate has a serious problem and needs to be addressed and the combination of the Bar/pub area needs to be located next to the Marina building expanding that location and taking advantage of the beach and its surroundings. Then we can free up the area that the presently being used by the bar/pub as a community center for the civic groups and the small area that it offers as a central location. We are starting to have a serious concern with vandalism and residents being attached by outside trouble makers and they think that we are going to accept this behavior! We also need to insure that our property values are being protected from builders building cracker box houses and fancy shed homes and making a quick buck on their lack of concern for the rest of the community.

A small guard building at the back gate would help and be manned by our officers during peak hours and help with police presence in that developing area! I'm old school when it comes to doing the right thing and a no nonsense person! I would greatly appreciate your vote and confidence.

All the best, Andrew "Andy" Moran



My name is David Wagner. My family and I moved to Lake Waynoka in October 2020. I am a full-time resident and currently serve on both the Long Range Planning Committee and the Building Committee.

I'm also a member of the Watersports Club. I am extremely active in our community and most recently managed this summer's Poker Run. I also organized last spring's garage sale. I consider it a privilege to live at Lake Waynoka and want to see our community thrive.

I graduated from the US Military Academy at West Point and have a master's degree in Engineering Management. I served as a paratrooper in the US Army Corps of Engineers, and then worked at P&G for several years before starting my own business. I expect to continue working for many more years.

If elected, one of the first issues I would work to improve is communication between the WPOA leadership and membership. Once a month public discussions during WPOA board meetings are not enough. Many people do not or cannot attend. The monthly newsletter and WPOA Facebook page are informative but only one-way communication.

I would like to see more dialogue about spending priorities, individual board member positions on important topics, and overall vision for Lake Waynoka. I already spend a great deal of time researching issues important to our community. If elected, I would be able to give more thorough responses on our community forums and be better able to respond to community concerns. I love living at Lake Waynoka and want to help our community prosper. Thank you for your consideration.

LIGHT UP THE LAKE 2024

HOSTED BY THE SHAWNEE WOMEN'S CLUB

Saturday December 14th 6pm - 8pm At the Lodge

Cookies, Hot Chocolate and Coffee Get in the Christmas Spirit!!!

Visit with Santa and Mrs. Claus Activities for children

Bring your camera for a photo op with Santa

This is a closed gate event

LIGHT UP THE LAKE LIGHTING CONTEST

SPONSORED BY MR. WASH AND MARY COSTA, TAX ACCOUNTANT

**Entry forms will be at the Administration office and security gate
the week of December 2nd-December 9th.**

Entries must be turned in by Monday, December 9th by 4pm (no late entries)

Judging will be done by outsiders starting on December 12th

**Participants must have your holiday lights turned on by 5:30 pm, Beginning
Thursday, December 12th through December 14th for judging**

Prizes will be awarded at the December 14th event

1st Place - \$300 gift certificate from Mr. Wash and \$150

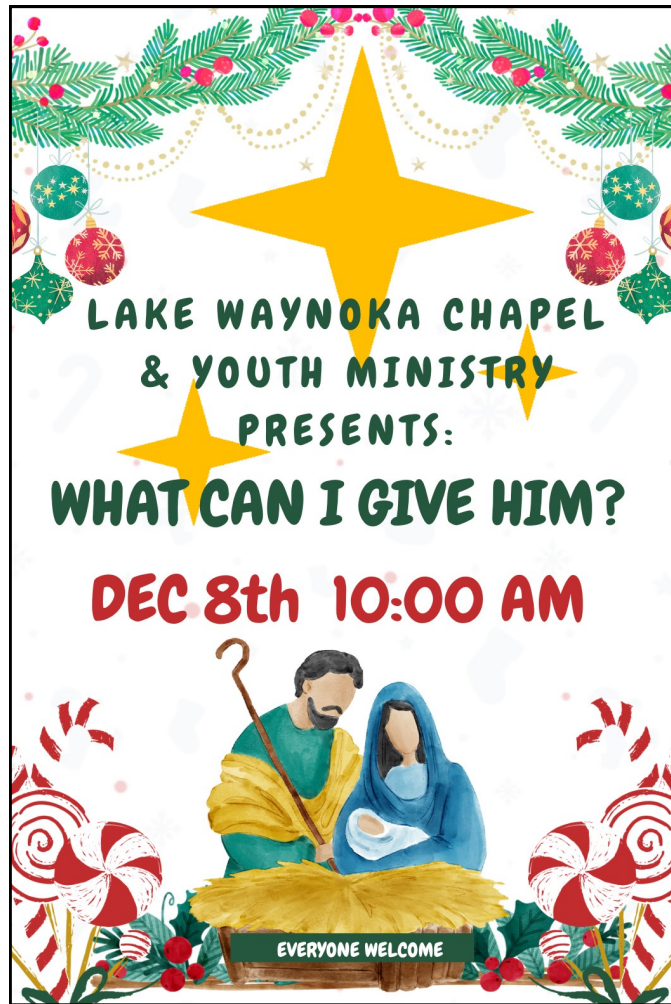
2nd Place - \$100

3rd Place - \$75

Maps of the participating homes will be at the Security office and Lodge on Dec 12th

There will NOT be a caravan this year





Monday, December 9, 2024 at 6:30 pm in the lodge

*The meeting will keep you up to date on Art Club activities.
After a short meeting learning about the history of gingerbread around the holidays,
we will have fun decorating gingerbread cookies.*

*There will be a \$10.00 charge for this activity. You can decorate one
or several as time permits . We will also have grinch punch with a few snacks for all to enjoy.
BYOB if you would like.*

We look forward to seeing you---bring a friend!!

ORGANIZATION SPOTLIGHT FOR DECEMBER 2024



Submissions for the January (Issue 436) newsletter must be received by 12/17/2024 by 4pm. No Exceptions. Submissions will be added on a month to month basis unless you are a paid advertiser. If you want your flyer/event ad to run in more than one month, it must be discussed with the newsletter editor (newsletter@lakewaynoka.com) first.

{ART CLUB} (sandy.beard17@gmail.com) Sandy Beard:

The Art Club meets the second Monday of the month. In December (9th) for our Christmas party we will be learning about the history of the Gingerbread and doing a gingerbread art activity. Bring a snack, a drink and come join in the fun. Please see newsletter for more information.

{BOOK CLUB} (lindajstover51@gmail.com) Linda Stover:

The Waynoka Book Club meets the 2nd Tuesday of every month at 10:00am in the Lodge Library to discuss a chosen book and hold a short meeting. The December book is "All Fudged Up" by Nancy Coco. The January book is "Seven Husbands of Nancy Hugo" by Taylor Jenkins Reid. Contact Linda Stover at lindajstover51@gmail.com or Sue Mohler at sue@dbmim.net for more information.

The Evening Book Club meets the last Thursday of the month in the Lodge Library at 6:30 pm. The December book is "A Year of Yes" by Shonda Grime. Contact Vicki Nimmo at nimmovicki@yahoo.com for more information. The evening group reading list is on the Waynoka Facebook page.

COOKBOOKS FOR SALE: We have cookbooks for \$10. All proceeds from the book sales go to the Annual Lake Waynoka Book Club Scholarship Fund. Contact Linda Stover or Vicki Nimmo if you would like more information or to purchase cookbooks or make a donation to the Scholarship Fund.

THE LIBRARY is open to everyone at Lake Waynoka. Books are free to take and return when you are finished. There is a great selection of mysteries, novels, romance and non-fiction books to choose from. Donations are appreciated. Please donate small amounts of books at a time to help out our library volunteers.

We are currently looking for donations of Holiday puzzles and books. If you have these items available, please bring to the library. Thank you!

We would love to have you join us!

{CAMPGROUND} (937-446-2887) Donita Hagen:

Closed for the season.

{CIVIC CLUB} (civicclub@lakewaynoka; 304-546-3713) Dave Adler:

Club meetings will resume in March. Over the winter there may be opportunities to volunteer, so we will keep in touch by email.

{GARDEN CLUB} (937-205-7916) LOUIS MAYS:

Nothing Reported.

{GOLF CLUB} (304-546-3713) Dave Adler / Tom Wyatt:

golf league is over for the year. Hope to see you again in the spring, and best wishes that Santa brings you all the new golf equipment you need this year!

{HEALTH & RECREATION CENTER} (937-446-1778) Catherine Bundy:

Holiday Hours: Christmas Eve Tues, Dec 24th 7am-12pm. Christmas day Weds, Dec 25th CLOSED. Thurs, Dec 26th 9a-9p. New Year's Eve Tues, Dec 31st 7a-2p. New Year's day Weds, Jan 1st 9a-9p.

Kid's Corner is on Wednesdays from 6p-7p. Kids and their families can come enjoy holiday crafts, stories, activities, and more! Don't forget to purchase your debit punch cards at the Administration office to use for all your guests! Daily drop-in guest fee is \$10/person. Members must be with their guests. Don't forget to grab a Group Exercise Class schedule and an Activity schedule for all our offerings. Guests may come to any exercise class or activity for \$5/person *\$5 fee for class or activity only during scheduled times. The Gymnasium is available for private party rentals with full gym and half gym rental options. Must come in and pay in full + deposit to reserve. No holds.

Don't forget to like our Facebook page, Lake Waynoka Rec Center, for information and details on classes, events, and activities! We look forward to seeing you!

www.facebook.com/HealthandRecCenter

{SHAWNEE WOMEN'S CLUB} (nan.mchugh@gmail.com 614-216-8657) Nan McHugh:

Shawnee Women's Club is a social and community service organization at Lake Waynoka. Meetings are at 10 am in the Lodge on the first Wednesday of every month. All women are invited to be part of the Club and help with our community events even if you can't make it to meetings. Call Nan to find out more.

Information about the annual lighting contest and Light Up the Lake, our holiday event for community families on December 14, can be found in the newsletter.

{WATERSPORTS CLUB} (Viktoriafeil404@gmail.com) Vicki Feil:

Nothing to report.

To stay up to date on club news follow us on Facebook at [Waynoka WaterSports](https://www.facebook.com/WaynokaWaterSports).

*The Lake Waynoka employees would
like to wish everyone a
Merry Christmas
&
Happy New Year!*





December

Sunday	Monday	Tuesday	Wednesday
1 10a-11a Chapel Service (CH) 1p-3p Basketball pickup (RC) 5p-7p Dodgeball (RC)	2 9a-10a Cardio Strength (RC) 10a-11a Water Fitness (RC) 10a-12p Art Club (CR) 5:30p-7:30p Pickleball (RC) 6p WPOA Board Mtg (CR) 7:30p-9p Basketball Pickup (RC)	3 9a-3p Election Committee (CR) 9a-10a Chair Pilates (RC) 9a-11a Pickleball (RC) 10a-11a Pop Pilates w/Sara (RC) 10a-12p Book Club (L) 11a-1p Chess Club (L) 1p-3p Dandyliners (L) 6p-7p Fitness Bootcamp (RC) 6:30p-8:30p Euchre (LG)	4 9a-10a Cardio Strength (RC) 10a-11a Water Fitness (RC) 10a-12p Shawnee Women's Club (RC) 11:30a-1p Spades (L) 1p-3:30p Euchre (L) 3p-5p Shuffleboard (RC) 5:30p-7:30p Pickleball (RC) 6p-7p Kids Corner (RC) 6:45p-8:45p Chess Club (LG)
8 10a-11a Chapel Service (CH) 1p-3p Basketball pickup (RC) 5p-7p Dodgeball (RC)	9 9a-10a Cardio Strength (RC) 10a-11a Water Fitness (RC) 5:30p-7:30p Pickleball (RC) 6p WPOA Board Mtg (CR) 6:30p-8:30p Art Club (L) 7:30p-9p Basketball Pickup (RC)	10 9a-10a Chair Pilates (RC) 9a-11a Pickleball (RC) 10a-11a Pop Pilates w/Sara (RC) 10a-12p Book Club (L) 11a-1p Chess Club (L) 1p-3p Dandyliners (L) 6p-7p Fitness Bootcamp (RC) 6p-9p Community Pot Luck (L) 6:30p-8:30p Euchre (LG)	11 9a-10a Cardio Strength (RC) 10a-11a Water Fitness (RC) 11:30a-1p Spades (L) 1p-3:30p Euchre (L) 3p-5p Shuffleboard (RC) 5:30p-7:30p Pickleball (RC) 6p-7p Kids Corner (RC) 6:45p-8:45p Chess Club (LG)
15 10a-11a Chapel Service (CH) 1p-3p Basketball pickup (RC) 4p-9p Pickleball Christmas Party (L) 5p-7p Dodgeball (RC)	16 9a-10a Cardio Strength (RC) 10a-11a Water Fitness (RC) 10a-12p Art Club (CR) 5:30p-7:30p Pickleball (RC) 5:30p-7:30p Art Club (CR) 6p-9p Community Potluck (L) 7:30p-9p Basketball Pickup (RC)	17 9a-10a Chair Pilates (RC) 9a-11a Pickleball (RC) 10a-11a Pop Pilates w/Sara (RC) 11a-1p Chess Club (L) 1p-3p Dandyliners (L) 6p-7p Fitness Bootcamp (RC) 6:30p-7:30p Long Range Planning Committee (CR) 6:30p-8:30p Euchre (LG)	18 9a-10a Cardio Strength (RC) 10a-11a Water Fitness (RC) 11:30a-1p Spades (L) 1p-3:30p Euchre (L) 3p-5p Shuffleboard (RC) 5:30p-7:30p Pickleball (RC) 6p-7p Kids Corner (RC) 6:45p-8:45p Chess Club (LG)
22 10a-11a Chapel Service (CH) 1p-3p Basketball pickup (RC) 5p-7p Dodgeball (RC)	23 9a-10a Cardio Strength (RC) 10a-11a Water Fitness (RC) 10a-12p Art Club (CR) 5:30p-7:30p Pickleball (RC) 7:30p-9p Basketball Pickup (RC)	24 *Admin Office closes at noon *Rec Center closes at noon 9a-10a Chair Pilates (RC) 9a-11a Pickleball (RC) 11a-1p Chess Club (L) 1p-3p Dandyliners (L) 6:30p-8:30p Euchre (LG)	25 *Admin Office closed *Rec Center closed 11:30a-1p Spades (L) 6:45p-8:45p Chess (L) 1p-3:30p Euchre (L) 5p-6p Widows Group (L)
29 *Admin Office closed 10a-11a Chapel Service (CH) 1p-3p Basketball pickup (RC) 5p-7p Dodgeball (RC)	30 *Admin Office closed 9a-10a Cardio Strength (RC) 10a-11a Water Fitness (RC) 10a-12p Art Club (CR) 5:30p-7:30p Pickleball (RC) 6p-7p WRWSD Board Mtg (CR) 7p-8p Civic Club Mtg (L) 7:30p-9p Basketball Pickup (RC)	31 *Admin Office closed *Rec Center closes at 2p 9a-10a Chair Pilates (RC) 9a-11a Pickleball (RC) 11a-1p Chess Club (L) 1p-3p Dandyliners (L) 6:30p-8:30p Euchre (LG)	

2024

Thursday	Friday	Saturday
5 9a-10a Chair Pilates (RC) 10a-11a Floor Pilates (RC) 9a-11a Pickleball (RC) 10a-12p Needlework (L) 4p-10p Open pool table (LG) 6p-7p Pop Pilates w/Sara (RC) 6:30p-7:30p Adult bible study (CH) 6:30p-7:30p Children's ministry (CH)	6 9a-10a Cardio strength interval (RC) 10a-11a Water Fitness (RC) 10a-12p Pickleball (RC) 1p-3p Ping pong (RC) 3p-5p Chair Volleyball (RC) 5:30p-7p Spades (L) 7p-9p Euchre (L)	7 8a-11a Pickleball (RC)
12 9a-10a Chair Pilates (RC) 10a-11a Floor Pilates (RC) 9a-11a Pickleball (RC) 10a-12p Needlework (L) 4p-10p Open pool table (LG) 6p-7p Pop Pilates w/Sara (RC) 6:30p-7:30p Adult bible study (CH) 6:30p-7:30p Children's ministry (CH)	13 9a-10a Cardio strength interval (RC) 10a-11a Water Fitness (RC) 10a-12p Pickleball (RC) 1p-3p Ping pong (RC) 3p-5p Chair Volleyball (RC) 5:30p-7p Spades (L) 6p-8p Basketball pickup (RC) 7p-9p Euchre (L)	14 8a-11a Pickleball (RC) 9:30a WRWSD Board Mtg (L) 10a WPOA Board Mtg (L) 11a Watersports Club Mtg (L) 11a Rules & Regulations Committee Mtg (CR) 6p-8p Light Up The Lake (L)
19 9a-10a Chair Pilates (RC) 10a-11a Floor Pilates (RC) 9a-11a Pickleball (RC) 10a-12p Needlework (L) 4p-10p Open pool table (LG) 6p-7p Pop Pilates w/Sara (RC) 6:30p-7:30p Adult bible study (CH) 6:30p-7:30p Children's ministry (CH)	20 9a-10a Cardio strength interval (RC) 10a-11a Water Fitness (RC) 10a-12p Pickleball (RC) 1p-3p Ping pong (RC) 3p-5p Chair Volleyball (RC) 5:30p-7p Spades (L) 6p-8p Basketball pickup (RC) 7p-9p Euchre (L)	21 8a-11a Pickleball (RC) 6p-7p Kids Corner (RC)
26 *Admin Office closed 9a-11a Pickleball (RC) 10a-12p Needlework (L) 4p-10p Open pool table (LG) 6p-7p Pop Pilates w/Sara (RC) 6:30p-8p Pop Pilates w/Sara (RC) 6:30p-7:30p Adult bible study (CH) 6:30p-7:30p Children's ministry (CH)	27 *Admin Office closed 10a-12p Pickleball (RC) 1p-3p Ping pong (RC) 3p-5p Chair Volleyball (RC) 5:30p-7p Spades (L) 6p-8p Basketball pickup (RC) 7p-9p Euchre (L)	28 *Admin Office closed 8a-11a Pickleball (RC)
		KEY CAMPGROUND(C) CHAPEL (CH) CONFERENCE ROOM IN THE LODGE (CR) LODGE (L) LOUNGE (LG) MARINA (M) REC. CENTER (RC)

Euchre every Tuesday @ 6:30 pm
Open Pool Tables every Thursday 4 pm - 10 pm

Lake Waynoka Lounge

937-446-2012

*Closed on Thanksgiving, Christmas, New Years, and Easter.

*Hours are subject to change

Happy Hour - Mon., Tues., Wed. 5pm to 7pm

Sunday: 4 pm - 8 pm

Monday - Wednesday: 4 pm - 9 pm

Thursday: 4 pm - 11pm

Friday & Saturday: 4 pm - 1 am

Giving Tree will be going to Brown County Jobs & Family Services this year!
Come grab a tag off the tree in the lounge. The tag will tell you what to purchase as a gift.
Thanks for your donations!



SATURDAY, DECEMBER 7th

7 pm - 10 pm

Ugly Sweater Party

White Elephant Gift Exchange (max \$20)

Gift Giveaways - Santa will be here

SATURDAY, DECEMBER 14th

9 pm - 12 am

Mill Creek Band

NO COVER
CHARGE

BRING A DISH
(optional)

TUESDAY, DECEMBER 31st

New Years Party



LAKE WAYNOKA APPAREL

ADULT (Sizes: S, M, L, XL-5XL) (Add \$2 for 2X, \$3 for 3X, etc.) (Add \$2 for Long Sleeve OR pocket OR V-neck)	PRICE
T-Shirt	\$15.00
Golf Shirt	\$27.00
Tie-Dye T-Shirt	\$17.00
Sweatshirt	\$20.00
Pullover Hoodie	\$25.00
Zip Hoodie	\$30.00
Solid color Cap	\$15.00
Camouflage Cap	\$18.00
Visor	\$12.00
YOUTH (Sizes: XS, S, M, L, XL)	PRICE
T-Shirt	\$12.00
Tie-Dye T-Shirt	\$15.00
Sweatshirt	\$20.00
Pullover Hoodie	\$25.00
Zip Hoodie	\$30.00

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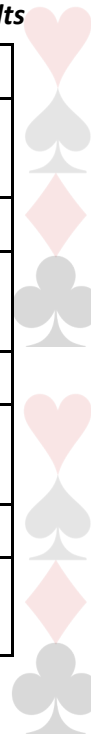
EUCHRE SCORES

Wednesday - 1 pm Results

October 16th	
Villie Foster	60
Jeff Tackett	59
October 25th	
Ken Wagner	67
Carolyn Slater	61
October 30th	
Ken Wagner	61
Dan Mingua	58
November 6th	
Tom Kizer	76
Carlos Day	61

Friday - 7 pm Results

October 18th	
Jean Whitehouse	64
Bill Whitehouse	59
October 25th	
Jerry Kleinwachter	64
Carolyn Slater	63
November 1st	
Cheryl Beyer	66
Dan Mingua	61
November 8th	
Jerry Kleinwachter	63
Carolyn Slater	61

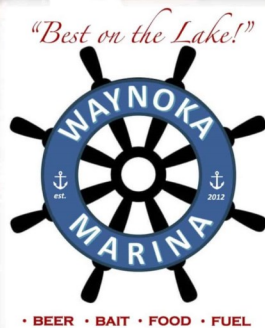


WAY TO GET TO THE POINTE IN 2024!



Thank you

**To Mike Napier & Ron Garland
For providing Live Music in 2024!**

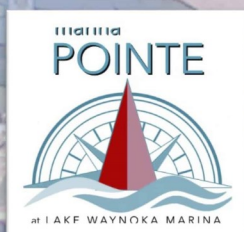


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* Cincy MLS Sales by Volume on resale homes and properties
2. Experience & Knowledge! *IT MAKES A DIFFERENCE!*
Licensed since 2008, NAR, OAR, CABR
3. Lake Waynoka Resident! *A NEIGHBOR that knows the Lake!*
4. President's Award since 2013 (Ohio Board)
5. Circle of Excellence Award since 2014 (Cincinnati Board)
6. Experienced, Professional Staff
7. 5 Star Zillow Ratings! *MOST 5 STAR RATINGS IN LAKE WAYNOKA*
8. 5 Star Google Ratings!
9. Ron Gives Back to Lake Waynoka!
(Waynoka Events, Waynoka Clubs, Lake Waynoka Marina, Lake Waynoka Newsletter)

AND NUMBER TEN!!!!

10. **Over 40 years Water Skiing Experience!**



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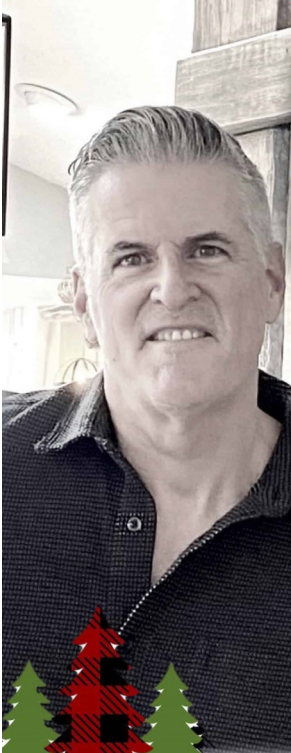
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WAYNOKA PROPERTY OWNER'S ASSOCIATION, INC.**1 Waynoka Drive****Lake Waynoka, Ohio 45171****lakewaynoka.com***This institution is an equal opportunity provider & employer.*

POSITION	WPOA BOARD OF TRUSTEES	WRWSD BOARD OF TRUSTEES
President:	Vernon Taylor	Pete Levermore
Vice President:	Sue Eads	Sean Moore
Secretary:	Sean Moore	Nan Wales
Treasurer:	Chris Lane	Vickie Feil
Member-at-Large:	Pat Raleigh	Connie Armstrong
Member:	Jim Marck Rob Bynum Nancee Klein Chuck Miller	Susan Kost Scott Harper

*For department contacts, please visit lakewaynoka.com/amenities-facilities*For WPOA Board emails, please visit lakewaynoka.com/trustees-wpoa*For WRWSD Board emails, please visit lakewaynoka.com/trustees-wrwsd**BUSINESS HOURS**

LOCATION	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
Administration Office (937-446-3232)	8am - 4pm	8am - 4pm	8am - 4pm	8am - 4pm	8am - 4pm	CLOSED	CLOSED
Campground (937-446-2887)	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
Health & Rec Center (937-446-1778)	7am-9pm	7am-9pm	7am-9pm	7am-9pm	7am-9pm	8am-9pm	8am-9pm
Lounge (937-446-2012)	4pm-9pm	4pm-9pm	4pm-9pm	4pm-11pm	4pm-1am	4pm-1am	4pm-8pm
LW Police Department (937-446-1342)							
Maintenance (937-446-3558)	8am - 4pm	8am - 4pm	8am - 4pm	8am - 4pm	8am - 4pm	CLOSED	CLOSED
Marina	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
Marina Mechanic Shop (937-725-8116)	9am - 4pm	9am - 4pm	9am - 4pm	9am - 4pm	9am - 4pm	10am - 2pm	By Appt Only
(Restaurant) Angela's Curbside (937-446-3774)	CLOSED	CLOSED	11am - 8pm	11am - 8pm	11am - 9pm	11am - 9pm	11am - 8pm
Security (937-446-3214)	24 / 7						
WRWSD Plant (937-446-3256)	8am - 4pm	8am - 4pm	8am - 4pm	8am - 4pm	8am - 4pm	CLOSED	CLOSED