

Lake Amenities

LODGE

The original center for Waynoka Activities. The monthly Board /Membership meeting is held in the main room.

LAKE WAYNOKA RESTAURANT

Located in the lodge. Seasonal.

Phone: (937) 446-3774

HEALTH/RECREATION CENTER

Built in 2004, this center is a state of the art fitness facility. The offering includes exercise equipment/weight training area, locker room, showers, full sized gym, basketball, volleyball, community leagues, exercise classes, indoor health fairs and community group gatherings.

The gym is ready for basketball, volleyball, shuffleboard and other various athletic activities. Also located within, a heated indoor exercise pool and spa for cool summer and winter days. Game room with pool tables, arcade and vending machines.

3 outdoor pools (general pool, heated adult pool, kiddie pool) are available during the summer season. The main pool features a winding water slide and a diving board.

Outdoor amenities include 2 outdoor tennis courts with lights for night play, a full basketball court and baseball field.

Phone: (937) 446-1778

MARINA

Located on Beach Cove adjacent to the Beach. Season runs from April thru November.

Phone: (937) 446-4429



BEACH

Located next to the Marina and equipped with a Bath House and Playground equipment. Also has a public pavilion, built by the Lake Waynoka Lion's Club.

CAMPGROUND

Our campgrounds boast a total of 261 sites, some of which are full hook up (Water, Sewer & Electric). We have a large shower house located in the center of our grounds, with 4 satellite bathrooms conveniently located throughout the facilities.



Included in the campgrounds, is our pavilion with electric hook-up and is available for parties, cookouts, reunions and more by reserving the space with the campground attendant. Camping season is from April 1 thru November 1.

Fee For Cardholders:

Full Hook-Up \$6.00 & \$8.00 / Night
Regular Hook-Up \$4.00 & \$6.00 / Night

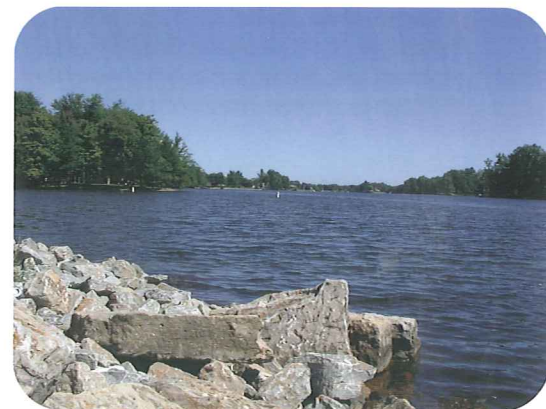
Fee For Non-Cardholders: \$10 / Night

Phone: (937) 446-2887

WAYNOKA LOUNGE

Located next to the Clubhouse. Scheduled entertainment and activities throughout the year.

Phone: (937) 446-2012



Lake Waynoka is a 290 acre lake that is great for fishing, boating and skiing. The property owners association covers 2400 acres consisting of more than 4000 lots and over 750 homes. The grounds are staffed by a full time manager, administration, recreation and maintenance personnel.

A 24 hour private gate, directed by our security staff, and two full time police officers, monitors access to the lake and in addition patrols the entire lake in intervals, giving property owners peace of mind.

An Equal Opportunity Employer and Provider

(937) 446-3232

www.LakeWaynoka.com

WPOA Dues & Fees

WPOA fees are **billed annually on March 1st** and are due within 30 days thereof. New owners are billed immediately and the charges are due with 30 days thereof.

Membership Fees

\$355	WPOA Annual Membership Dues
\$355	Renter Fee
\$250	Capital Improvements
\$75	Additional Lot Fee
\$125	Homeowner Fee (Per home)
\$70	Mowing Fee (Per vacant lot)

Facility Charges

\$15	Membership Cards (One Owner & Spouse Print Free)
\$200	Annual Rec Facility Pass/non-owner (Property owner must obtain)

Decal Charges

\$35	Boat Sticker
FREE	Camper Sticker
\$1.00	Vehicle Sticker (Car/Truck/Moto.) (Owner & Spouse Free)

Typical Yearly Costs For One Lot:

Non-Home Owner

\$355.00	Membership Dues
\$250.00	Capital Improvements
\$70.00	Mowing Fee
\$675.00	Total Fees

Home Owner

\$355.00	Membership Dues
\$250.00	Capital Improvements
\$125.00	Homeowner Fee
\$730.00	Total Fees

ALL NEW OWNERS SHOULD CONTACT THE ADMINISTRATION OFFICE REGARDING THE EXACT AMOUNT FOR ASSOCIATION AND UTILITY FEES OF AN AVAILABLE LOT.

* Additional fees may apply. These include, but are not limited to: building/permit fees and payment of any delinquent fees of the current property owner. Fees are subject to change by board approval.

WRWSD Fees

Annual WRWSD fees are **billed annually on April 1st** and are due within 30 days thereof. Monthly water and sewer usage statements are billed on the 1st of the month for the previous month's usage and is due on the last day of the month.

Annual Fees

\$60	Water Availability (Per non water using lot)
\$62.90	Sewer Assessment ¹ (Applies only to unpaid 'Phase I' lots)

Monthly Usage Fees

\$24	Minimum Water Usage (3,000 gallons)
\$4	Additional Water Usage (Per 1,000 gallons or portion thereof)
\$37	Sewer Usage

Connection Fees

\$2,000	Water Service Connection
\$2,000	Sewer Service Connection
\$5,000	Grinder Pump
\$1,050	Sewer Line Extension



Office Information

Contacting Us

Waynoka Property Owners Assoc., Inc and
Waynoka Regional Water & Sewer District
1 Waynoka Drive
Lake Waynoka, OH 45171-9749
P: (937) 446-3232
F: (937) 446-3253
W: <http://www.lakewaynoka.com>

Hours of Operation

Monday-Friday: 8:00am - 4:00pm
Saturday: 8:00am - 12:00 Noon
Closed Sunday & Holidays

¹The WRWSD has completed Phase I of the central sewage project. Phase I includes approximately 2000 lots. The project was funded by government grants and loans from FMHA. The special assessment may be paid as a lump sum or you may pay \$62.90 each year for forty (40) years.

Getting More Information

Property Tax Information

Brown County Treasurer's Office
Administration Building
800 Mount Orab Pike
Georgetown, OH 45121
P: (937) 378-6705
E: bct@frognet.net

Land Ownership Lookup

Brown County Auditor's Office
Administration Building
800 Mount Orab Pike
Georgetown, OH 45121
P: (937) 378-6398
W: <http://brownauditor.ddti.net>



Utility Information

Rumpke Waste

(937) 378-4126

Duke Electric

(800) 544-6900

Frontier

(877) 462-8188

Schools

Eastern High School	(937) 378-6016
Eastern Jr High School	(937) 378-6720
Russellville Elementary	(937) 377-4771
Sardinia Elementary	(937) 446-2250
Southern Hills JVS	(937) 378-6131
Adult Education	(937) 378-2263
Southern State College	(937) 393-3431