

WAYNOKA NEWSLETTER



- ◆ Your 2025 dues and fees must be paid before you are able to renew your RFID decal.
- ◆ RFID decals will stop working on May 1st, 2025 at 12:00am, if not renewed before then.
- ◆ Renewals are \$15 per vehicle and \$25 per vehicle for new RFID decals.
- ◆ You do not need your vehicle registration to renew your decal as long as you have your membership card.
- ◆ Decals can be renewed at the security building with cash or check and at the administration office in person or over the phone with a credit card.
- ◆ You must have the membership card the vehicle is registered under, to renew a decal at the security building.
- ◆ If you want to renew all RFID decals under your account at the same time, that can only be done at the administration office.
- ◆ All dock reservation fee were due by December 15th, 2024. If this fee was not paid, your dock has now been added back into the dock lottery. If you paid the fee, you MUST pay the annual rental fee of \$300.00 between January 1st and April 1st, or your dock will go into the dock lottery. No exceptions!
- ◆ Sign ups for the dock lottery will begin March 3rd at 8am through April 14th by 4pm in the administration office. The lottery will be drawn April 15th at 8 am, inside the lodge. You, your spouse, or your proxy, must be present to receive a dock. If using a proxy, you must inform the administration office by no later then April 14th by 4pm for your proxy to be valid. You must be in good standing.

WPOA Board of Trustees Saturday Meeting –01/11/2025

***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 10:10am and led the attendees in the Lord's Prayer followed by the Pledge of Allegiance.

Roll Call: Present: Bynum, Eads, Klein, Lane, Marck, Moore, Raleigh, Taylor, Mgr. Wilkin
Absent: Miller was excused.

Minutes: Lane made a motion and Moore seconded to approve the 12/14/24 WPOA Monthly minutes as printed in the newsletter. A yeay/nay vote was taken and the motion passed unanimously.

President's Report (Taylor): None

Treasurer's Report (Lane):

Operating funds

- December total operating income was \$66,688.33.
- December total operating expenses were \$190,602.55 with no unexpected expenses.
- Operating fund balance at the end of December was \$349,154.48.
- Operating income for the year at the end of December was \$2,836,973.74. That is 94% of the plan for 2024. Expected income at the end of December was 100% so 6% under budget.
- Operating expense for the year at the end of December was \$2,767,536.74. That is 94% of the plan for 2024. Expected expense at the end of December was 100% so 6% under budget.

Allocated Assessment Funds

- Income for allocated operating assessments in December was \$6,092.92.
- Assessment account expenditures in December totaled \$885,023.55. This is the amount paid for the paving project. The strip for Lake Waynoka Drive will be completed this spring.
- Balance of all allocated assessment accounts at the end of December was \$1,473,822.38.

Invested Funds

- Invested Reserves at the end of December totaled \$532,367.49.
 - ◆ Total cash on hand at the end of December was \$1,458,951.29.

LRPC Chair, Terry Borgman, will be introducing the 2025 Capital Budget today. Treasurer Lane noted that the Capital budget assessment dues were not increased this year.

Manager's Report (Todd Wilkin):

- **Weather Impact on Lake Draining:** As most are aware, the weather over the past month has posed significant challenges to our lake draining process. While we opened the valve as usual, allowing the lake to lower substantially, the rainfall we experienced throughout December has prevented the water level from reaching the ideal depth necessary for some of the dock work to proceed. With additional snow accumulation, we anticipate continued difficulty in further lowering the water levels, which may delay the scheduled dock work. Looking forward, we plan to keep the lake valve open until approximately February 15, 2025. During this time, we will continue to monitor the water levels and, once the valve is closed, allow the lake to fill back up for the upcoming Spring drain. On a positive note, we successfully turned off the lagoon valve on January 2, which has allowed the lagoon to begin refilling in preparation for the Spring drain. This is an important step as we look ahead to our Spring projects.
- **Maintenance Update:** Our maintenance team has been hard at work throughout December. They completed approximately 208 cubic yards of dredging in December, bringing the total dredged material for the final two months of the year to approximately 1,300 cubic yards. Additionally, the team was able to remove the end section of Pontiac Dock that has fallen into disrepair. In addition to their regular duties, our maintenance crew was also busy with snow removal this week. I want to take a moment to thank them once again for their dedication and hard work. Their commitment is truly appreciated, and we are fortunate to have such a reliable and efficient team. *Once again, thank you for snow removal this morning before the meeting.*

- Christmas Celebration: On December 24, we celebrated Christmas with our staff and enjoyed a wonderful afternoon together. I would like to extend my thanks to Mr. Ronnie Devilbliss for providing the main course and to Ms. Kay Bundy for her generous contribution of food. Everything was delicious, and the event was a wonderful opportunity for the team to connect and share in the holiday spirit.
- General Manager’s Meeting: The next scheduled meeting with the General Manager will be on January 27, 2025 at 4:00pm in the Lodge. The meeting will conclude promptly at 6:00pm due to other scheduled meetings. We encourage all who can participate to join us for this important discussion.
- Looking Ahead: As we move into 2025, I am excited about the many projects we have lined up. Several initiatives will begin shortly and continue throughout the year, and I look forward to the progress we will make together.
- Thank you to everyone for their ongoing hard work and commitment as we enter the new year. Here’s to a successful 2025!
- *Mgr. Wilkin gave the following updates: He and AJ have been hard at work on security access. We have the technology to swipe visitor driver licenses, so we have information in the event of wrongdoing/thefts. We have installed a license plate reader camera at both gates and are fine tuning the system. We are working on member guest pass alerts to notify you when someone uses your name to gain access. Trustee Klein thanked Mgr. Wilkin and AJ for exploring and implementing these security measures that have been discussed in the workshops.*

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

Calls for Service	36	Animal Complaints	9
Arrests	0	Livewell Checks	0
Reports	15	Fire Runs	1
Citations	4	Grinder Pumps	8
Warnings	11	Squad Calls	22
Security Checks	91		
Call for service breakdown of main access area, excluding parking lot area			
Campground	1	Rec Center	1
Lounge	0	Lodge	0
Vehicle Information			
Vehicle	Fuel (gallons)	Miles Driven	
1391	71.6	804.0	
1591	89.7	793.0	
2091	91.3	1,661.8	
Gate Counts			
RFID Front - 15,621		Front Guest Lane - 9,672	
RFID Rear Entry - 17,103		RFID Rear Exits - 20,301	

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	December	Year to Date
Residence	2	29
Dock/Boat Lift	5	31
Additions	1	5
Repair/Replace	0	23
Pool	0	3
Deck	0	7
Garage	0	10
Storage	0	25
Boat Cover	0	0
Carport	0	0
Fence	3	20
Misc	0	6
Totals:	11	159

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.

Election Inspectors/Nominating (Nan McHugh, L. Stover, Dawn McNees, Nominating Chairperson): None

Lake Advisory (Johnson/Marck): None

Long Range Planning Committee (Borgman/Raleigh): LRPC chair, Terry Borgman, shared some of the capital improvement projects planned for 2025.

Roads: replacing culverts, Waynoka Drive line painting, crack repair, paving and/or chip seal more miles of roadways.

Lake/Dam: shoreline replacement on WPOA properties, continuing Kiddie Corral sediment control project, dredging including dry dredging, dock repairs, dam valve repair, stocking fish, replacing Kiddie Corral dock and pavilion, Aqua Doc algae treatments, improving Pontiac docks and lighting, repair Squaw Valley docks.

Improvements: replacing assets as needed, lodge truss repair, replace patrol car, Rec Center equipment repair/replace, Rec Center exterior repair, replace police body cams, replace lodge doors and windows, replace lodge furniture, lounge hvac replacement, replace gym flooring, replace water slide, replace pool pumps, build a maintenance equipment shelter, new bush hog, tractor with a cab, single axel dump truck. All areas are based on a 5-year plan and are fluid as needs arise.

Terry thanked his committee: Pete Levermore, Nan McHugh, Dan Federico, David Wagner, Jim Engle and Michael LaPlante.

Rules and Regulations (C. Harper/Klein): None

Campground Committee (Abbatiello/Eads/Klein): None

Community Suggestions: Vice President Eads reported that two community suggestions were received last month. One member asked if it would be possible to limit/restrict builders from buying property to build spec homes that sit empty until someone buys it. The Board has put in place several things to deter builders. They include no dues being forgiven when the property is sold at auction, elimination of slab homes and placing utilities underground. The other suggestion involved emergency lighting at the Rec Center. The Board is reviewing this request.

Unfinished Business: None

New Business:

- A variance was requested for lot #2865 for a standard 4' dock dig out. Raleigh made a motion and Marck seconded to approve the variance on the condition that the building committee's approval.
- Trustee Klein would like to implement Zoom for meetings so members can attend meetings virtually. President Taylor said that this has been explored and is a legal issue. We will discuss in further detail with our lake attorney and during the next workshop.
- Trustee Klein said the dock lottery is not a good process and would like to see it converted to a standard wait list. This will be discussed at the next workshop.
- Trustee Klein asked Mgr. Wilkin for an update about the condition of Poole-Kuntz Rd. due to the condition of the road and whether salt had been applied. Mgr. Wilkin is in the process of creating relationships with township trustees. He said the road has been plowed a few times and salt applied, however, the melted areas have turned to ice since there is barely any sunlight to keep it activated.
- The Bearcat emergency vehicle entrance off Martin-Alexander needs to be plowed. Mgr. Wilkin will see that it is completed.
- Trustee Klein asked about the creation of a Lake Waynoka app. Mgr. Wilkin has not had time to explore this because he has been addressing security concerns. He mentioned that the website is mobile friendly and they are continuing to enhance features.
- Trustee Klein reminded everyone that the Boater Safety course must be completed prior to registering your boat for the 2025 season. President Taylor asked Mgr. Wilkin to put a notice in the newsletter.

Motions & Resolutions: Motion #385 was made by Raleigh and seconded by Moore to accept the attached 2025 Capital Budget with \$852,000.00 in income and \$1,054,400.00 in expenses. This Capital Budget reflects the assessment amounts previously passed in Motions #338, 371 and 372 which set and continued the amounts of the assessments as follows: Road assessment = \$175.00; Lake and Dam assessment = \$135.00; Improvement assessment = \$135.00. The Capital Budget includes the following expenses: Roads improvement = \$319,000.00; Campground improvement = \$80,000.00; Lake and Dam improvement = \$225,900.00; Improvement assessment = \$429,500.00. A roll call vote was taken and the motion passed unanimously.

Community Organizations: None

Board Comments and Concerns: None

Membership Compliments and Concerns:

- Susan Kost – asked if security solutions are in search of a problem. Is there any evidence of a problem? Trustee Klein said that it is too easy for people to use the Brown County GIS and call in passes under someone’s name. She also reported that a man with a restraining order was able to access the community and threaten his spouse and kids. She is trying to be proactive.
- Jim Hewes – thanked Nancee for her comments. He finds President Taylor’s comments to be rude and disrespectful to members when they speak at the monthly meeting. When can we have constructive conversations? How do people get on a committee when they’d like to volunteer? He has noticed it’s the same people on one or more committee(s). President Taylor said he was sorry that Mr. Hewes felt that way. The blue book states that the committee chair is appointed by the President and the chair is responsible for filling the committee. Trustee Klein added that she is the board liaison to the Rules & regulations committee and has never received communication about a meeting.
- Nancy Hewes – the Board has a lack of accountability. Raised questions are not being answered. She has been accused, fined and had to defend herself with witnesses just because of asking questions. Thank you to Trustee Klein and Mgr. Wilkin for your transparency and trying to change the culture. She hopes to see more changes in 2025.

Adjournment: The motion to adjourn was made by Raleigh and seconded by Lane. A yea/nay vote was taken. All were in favor and the meeting was adjourned at 11:05am.

Rhonda J. Maybriar, WPOA Assistant Recording Secretary

WRWSD Board of Trustees Saturday Meeting – 01/11/2025

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

Roll Call: Present: Armstrong, Harper, Kost, Levermore, Moore, Wales, Mgr. Wilkin
Absent: Feil was excused.

Minutes:

- A motion was made by Harper and seconded by Armstrong to approve the 12/14/24 and 12/16/24 minutes as distributed and read. A yea/nay vote was taken and the motion passed unanimously.
- A motion was made by Moore and seconded by Wales to approve the 12/30/24 Special Meeting minutes as distributed and read. A yea/nay vote was taken and the motion passed unanimously.

President’s Report (Levermore): President Levermore read WRWSD key points explaining the sewer expansion and reasoning behind the sewer assessment. He noted that the Board has been transparent, beginning in September 2024, with informing the membership that an assessment would be forthcoming and rates would be raised in 2025. A few keypoints: The WRWSD is independent of the WPOA and has two major components consisting of the sewer and water. Our water system infrastructure is 50 years old. Our sewer system infrastructure is 30 years old and was originally designed for 770 full-time homes. Currently, the community is just shy of 1,000 homes. The sewer plant exceeds design capacity at least 5 months a year. We don’t want the lagoon to fill up prematurely and its drainage to violate our OEPA permit requirements (*see posted Lake Lowering Board statement*). This would not be good for our community. We have begun the engineering process and are looking at options for the sewer side expansion. Engineering costs alone are expected to be \$1,000,000.00 or more with the expansion costs around the \$10,000,000.00 range or higher.

Treasurer's Report (Feil): Several motions were made (*please see below*). Motion # 2025-04 was discussed and amended to reduce the term of the CD from two years to six months and look for a better rate at that time.

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

- The lagoon valve is closed.
- The lake valve is open to lower the lake which has been difficult with the recent snow.
- Mgr. Wilkin visited Jackson to look at their sewer membrane system. The WRWSD is exploring options concerning the sewer expansion.
- The WRWSD will meet with two engineering firms at the monthly workshop on January 27th. We hope to move forward with an Engineer of Record to start the design of the sewer expansion.

Old Business: None

New Business: None

Motions and Resolutions:

- A motion was made by Moore and seconded by Armstrong to approve the December 31st financial statement as distributed. A yea/nay vote was taken and the motion passed unanimously.
- Motion #2025-01 was made by Wales and seconded by Kost to adopt the following appropriations for estimated expenditures as of January 1, 2025 totaling \$1,777,001.00. A roll call vote was taken and the motion passed unanimously.
- Motion #2025-02 was made by Moore and seconded by Wales to certify the following receipts for revenue totaling \$1,969,223.00. A roll call vote was taken and the motion passed unanimously.
- Motion #2025-03 was made by Wales and seconded by Harper to approve the following beginning balances for 2025 checking/savings in the amount of \$2,716,117.63. A roll call vote was taken and the motion passed unanimously.
- Motion #2025-04 was made by Wales and seconded by Harper to reinvest the CD #700700811 that matures on 1/12/2025 at First State Bank for 6 months at a rate of 4.35% APY. A roll call vote was taken and the motion passed unanimously.

Board Member Concerns: None

Membership Concerns:

- Nancee Klein – Thanked the Board for explaining water/sewer increases for 2025. She would like the Board to work with Mgr. Wilkin to create monthly Facebook posts to explain the water and sewer increases so more members may be reached. President Levermore explained that the Board has discussed this and find Facebook to be an unreliable source of information except in urgent situations. Official updates and announcements will be posted on the Lake Waynoka website. He encourages all members to regularly check the Lake Waynoka website.

Adjournment: The motion to adjourn was made by Moore and seconded by Wales. A yea/nay vote was taken. All were in favor and the meeting was adjourned at 10:08 am.

Rhonda J. Maybriar, WRWSD Assistant Recording Secretary



REMINDER TO BOATERS

The Boater Safety Course must be completed prior to registering your boat for the 2025 season.



WRWSD Board of Trustees Special Meeting – 12/30/2024

President P. Levermore called the meeting to order at 4:00pm.

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

Special Meeting Purpose: To amend the 2024 WRWSD budget.

Minutes: None

Motions & Resolutions:

- Motion # 2024-27 was made by Moore and seconded by Kost to amend the 2024 WRWSD budget as follows:
Total Income Amended Amount: \$1,794,281.50. Total Expenses Amended Amount: \$1,755,933.05. A roll call vote was taken and the motion passed unanimously.
- Motion # 2024-28 was made by Armstrong and seconded by Harper to reinvest the CD 6364794563/1 that matures on 01/01/2025 at Peoples Bank for 5 months at a rate of 4.24 APY at Peoples Bank. Interest will be sent in the mail. A roll call vote was taken and the motion passed unanimously.

Adjournment: At 4:18 pm, a motion was made by Armstrong and seconded by Moore to adjourn. A yea/nay vote was taken and the motion passed unanimously.

Nan Wales, WRWSD Secretary

WRWSD Board of Trustees Monday Meeting – 12/16/2024

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

Roll Call: Present: Armstrong, Feil, Harper, Levermore, Moore, Wales, Mgr. Wilkin
Absent: Kost and Supt. Wilson were excused.

Minutes: None

President's Report (Levermore): None

Treasurer's Report (Feil):

- 2024 Budget Amendment: Mgr. Wilkin and Kay will be reviewing the amendment before presentation to the Board. We will need to have a special meeting for approval before the end of the month. Once the amendment is complete, he will email Trustees to see which date and time work best for everyone.
- Water and Sewer Rates for 2025: Please see Motion #2024-25 below.
- 2025 Final Budget: Trustees discussed the 2025 WRWSD budget. The budget draft numbers were based on 20 new homes for the year 2025 and a \$3.50 increase for water. Auditor fees, phone reimbursement and water expense contract labor were increased. There was much discussion about future budgets procedures and process, as well as, creating a long-range capital plan. Mgr. Wilkin has a different budget plan that he is working on moving forward. He plans to begin the process earlier and create graphs for Trustees detailing income and expenses. This should make it easier to determine projected increases based on years past totals.

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

- Emergency Plan: The emergency response plan is located at the office. Mgr. Wilkin has not had a chance to review it. The file is too large to be electronically sent. Secretary Wales asked to review it and possibly condense information as it relates to a WRWSD emergency. It would be nice to have something ready for quick access.
- One Call: One call is being reviewed, as well as, AJ is working on a program that will text members who wish to receive alerts. More information to come.

- Water Sensor: The water sensor has been programmed to provide external notifications to four WRWSD employees.
- Mgr. Wilkin is working on a plan to address internal and external communication.
- Mgr. Wilkin will be traveling to Jackson to gather information about a sewer membrane system.
- Mgr. Wilkin is exploring aquifers to see if they may be an option for the WRWSD.

Old Business: None

New Business: None

Motions and Resolutions:

- Motion # 2024-25 was made by Harper and seconded by Moore to increase the water and sewer rates effective January 1, 2025. The rates will increase per the following:
 - Sewer assessment will increase by \$20.00 and go directly into the Sewer Reserves.
 - Monthly Sewer User fees will increase to \$49.50 per month.
 - Base water rate will increase to \$33.00 per month.
 - The rate of \$12.00 will be charged for every 1,000 gallons used over the base.

A roll call vote was taken and the motion passed unanimously.

- Motion # 2024-26 was made by Wales and seconded by Armstrong to update the 2025 budget with total income of \$1,969,223.00 and total expenses of \$1,762,001.00. A roll call vote was taken and the motion passed unanimously.

Board Member Concerns:

- Mgr. Wilkin reminded everyone to complete the Ohio Auditor Fraud training by the end of the year. He sent the link to Trustees a few weeks ago. Please reach out if you need assistance and print a certificate for his files.
- Secretary Wales asked about getting a more detailed proposal from Jones & Henry for the sewer expansion. Mgr. Wilkin said they will be in attendance during the January workshop and Trustees should bring all their questions.

Adjournment: The motion to adjourn was made by Moore and seconded by Armstrong. A yea/nay vote was taken. All were in favor and the meeting was adjourned at 7:24pm.

Rhonda J. Maybriar, WRWSD Assistant Recording Secretary

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 2025 Fees

Billed in January and due by March 31st of every year.

New Property Owner Initiation Fee: **\$1250.00(Empty Lot) / \$1500.00(House on Lot)**

ANNUAL FEES			
Lot Owner		Homeowner	
\$460.00	Membership Dues	\$460.00	Membership Dues
\$435.00	Capital Assessments	\$435.00	Capital Assessments
\$130.00	Mowing (<i>Optional</i>)	\$200.00	Homeowner Fee
\$135.00	Additional Lot Fee (<i>if applicable</i>)	\$135.00	Additional Lot Fee (<i>if applicable</i>)
		\$460.00	Renter Fee (<i>if applicable</i>)

OTHER FEES	
\$300.00	Boat Dock Rental (<i>Reservation Fee: \$50.00</i>)
\$20.00	Membership Card (<i>Owner & Spouse Cards are Free</i>)
\$20.00	Reactivate Membership Card
\$5.00	Membership Card Reprint
\$25.00	RFID Decal (<i>Automatic Gate</i>)
\$15.00	Reactivate RFID Decal
\$1.00	Traditional Vehicle Decal (<i>Owner & Spouse Decals Free</i>)
\$65.00	Boat/Golf Cart/UTV Sticker
FREE	Camper Decal
\$460.00	Annual Recreation Guest Card (<i>Expires 1 year from purchase</i>)

REMINDER

- RFID Decals
- Membership Cards
- Boat/Golf Cart/UTV Decals
- Camper Decals
- Traditional Vehicle Decals

Must be renewed before May 1st

WAYNOKA REGIONAL WATER & SEWER DISTRICT FEES	
Minimum Water Usage Fee - (3,000 gallons)	\$33.00
Additional Water Usage Fee - (Per 1,000 gallons or portion thereof)	\$12.00
Monthly Sewer Assessment	\$20.00
Monthly Sewer Usage Fee - (Flat fee for sewage)	\$49.50
Annual Water Availability Fee - (Non-water usage)	\$60.00
Annual Sewer Assessment Fee - (Applies only to unpaid 'Phase 1' lots)	\$62.90
Water Service Connection Fee - (From water main to the water meter at the lot line)	\$3,500.00
Grinder Pump Fee - (Installation of grinder pump)	\$11,000.00
Sewer Service Connection Fee - (From the sewer main to the grinder pump)	\$3,500.00
Sewer Line Extension Fee - (All lots in 'Phase II' to extend sewer line to lot)	\$1,050.00

*Annual WRWSD fees are due by April 30th of every year *

CAMPGROUND FEES

Basic Hook-Up/Tents
(Electric & Water Access)

\$7.00 per night for property owners.

Full Hook-Up
(Sewer, Water & Electric)

\$9.00 per night for property owners.

Temporary Campsite - **\$20.00** per night.

Primitive Campsite - **\$10.00** per night.

(Max Stay - 2 weeks)

Camping Winter Storage- **\$200.00** ; Boat Storage- **\$100.00**

* Lake Waynoka annual dues **MUST** be paid **BEFORE** using any of the amenities.

* Camping fees are due, in advance, the first of each month or can be paid annually.

**WAYNOKA PROPERTY OWNERS ASSOCIATION
TREASURER'S REPORT; BALANCE SHEET**

GENERAL OPERATING FUNDS:	12/31/2024	12/31/2023
OPERATING CHECKING/PEOPLES	\$24,410.55	\$18,079.90
CHARGE CARD ACCOUNT	\$9,288.91	\$16,506.98
OPER SAVINGS/FIRST STATE BANK	\$861.74	\$30,668.44
RESERVE OPERATING/FIRST STATE BANK	\$311,105.65	\$419,423.59
LOTTERY CHECKING	\$3,487.63	\$4,092.31
TOTAL OPERATING FUNDS:	\$349,154.48	\$488,771.22
ASSESSMENTS		
\$175.00 ROADS ASSESSMENT	\$46,201.48	\$620,994.84
\$130.00 LAKE ASSESSMENT	\$114,155.81	\$97,819.15
\$115.00 IMPROVEMENT ASSESSMENT	\$294,025.07	\$277,796.86
CAMPGROUND IMPROVEMENT	\$123,046.96	\$31,932.16
TOTAL	\$577,429.32	\$1,028,543.01
WPOA INVESTMENTS:		
* 1ST STATE CDARS #1026679709	\$185,862.24	\$179,053.13
Peoples CD	\$137,483.78	\$137,483.78
1ST STATE CDARS #700700590	\$53,914.04	\$53,066.02
1ST STATE CDARS #700700838	\$155,107.43	\$155,107.43
TOTAL INVESTMENTS:	\$532,367.49	\$524,710.36
TOTAL ALL ACCOUNTS:	\$1,458,951.29	\$2,042,024.59

2024 INCOME END OF December	2024	2024 EXPECTED
\$2,836,973.74	94%	100%
2024 EXPENSE END OF December		
\$2,767,536.74	94%	100%

Security Access Update

Beginning on Monday, January 27th, all visitors must present a legal driver license to security staff when entering the lake. Security staff will swipe the visitors license into our system, which will log details about that visitor. Staff will promptly give it back, and either grant or deny access into the lake. This has many benefits, and minimum drawbacks.

The biggest benefit being that we will now hold important visitor details, so in the event of an incident, those details can be passed to law enforcement for expedited resolution.

The biggest potential drawback from this new feature is that your visitor gets denied entry into the lake because they do not carry their license. So please inform any visitor who is coming to see you that they will have to present a valid driver license at the security building window when they pull up to gain access into the lake. If any visitor cannot provide a valid driver license to security staff, they will get denied entry into the lake.

Another important change in our systems has been digitizing the 'Banned Visitor List', which will be cross referenced against all visitors scanned driver license. Any property/lot owner who would like to ban an individual from the lake can simply call the security building (937-446-3214). Please give security staff the individuals legal first and last name and reason for banning them.

One thing to note is you cannot ban someone because they drive a Chevy and you like Fords. Every banned visitor entry will be looked into and validated via LWPD. Any banned visitor that wishes to hear an explanation about being banned, or appeal being banned, can call LWPD (937-446-1342).

Example:

" Mr. Doe calls the security building (937-446-3214). Hi security, this is John Doe lot 9999 and I would like to ban Joe Bob because [reason for banning visitor].

Joe Bob pulls up to the security building window an hour later. Says he's here to see John Doe. Security staff asks for Joe's driver license. Joe hands staff his license. Security staff scans Joe's license, and the system detects and informs security staff that Joe Bob is on the 'Banned List' and to deny entry. Security staff informs Joe that they cannot allow him inside the lake because he has been banned, and that if he would like an explanation or wishes to appeal the ban, he needs to contact LWPD."



(937)446-1342



(937)446-3214



The Art Club would like to recognize the talented artists we have here at the lake. We have started a series called "Talent At the Lake". Several times a year we will be recognizing people that live here at the lake with a variety of artistic talents.

Art defined as, "creative skills or abilities " as an artist, writer, actor, and musician. Please help us by nominating artist that would be willing to share their gifts with us. Contact to volunteer or nominate artists.

sandy.beard17@gmail.com.



Art Club Meeting

Monday February 10th at 11 a.m. and 6:30 pm in the lodge

The meeting will keep you up to date on Art Club activities.

After a short meeting we will have fun making 3 different loving items.

Diamond painting earrings, diamond painting keychains, window Suncatchers Ornaments

Please note—there will be two classes

11am and 6:30pm

A charge of \$5.00 for all three

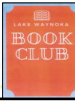
Come to one or both and make a special gift for someone or for yourself.

BYOB and a snack to share.





ORGANIZATION SPOTLIGHT FOR FEBRUARY 2025

Submissions for the March (Issue 438) newsletter must be received by 02/11/2025 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 has some exciting news about starting a series of meetings called "Talent at the Lake". We hope to shine a light on all the talented people here at the lake. We also have several projects for Valentine's Day for our regular meeting on Feb. 10th. Please check out the newsletter and [Lake Waynoka Art Club Facebook page](#) 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 February book is "Killers of the Flower Moon" by David Grann. 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 February book is "The Wine-maker's Wife" by Kristen Harmel. 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 would love to have you join us!

{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:

See you in the spring!

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

February is heart health month, a time to focus on your cardiovascular health! This is a great time to continue setting your specific goals and stay motivated with our '15 week Motivational Program'. Keep the winter blues away by coming in and participating in all the activities and exercise classes we offer. 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

{CAMPGROUND} (donita@lakewaynoka.com; 937-446-2887) Donita Hagen:

Closed for the season.

{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.

{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](#).

Lake Waynoka Community

Potluck Supper

Will start back up in April 2025



ANNOUNCEMENT

The Lake Waynoka Monthly Calendar has been temporarily discontinued from being added into the newsletter.

To check out the Lake Waynoka Monthly Calendar, please go to:

www.lakewaynoka.com/community-calendar

(You can also use our navigation bar at the top of our website; Go to "About > Community Calendar")

You can find the Lake Waynoka Daily Calendar at the bottom of our homepage:

www.lakewaynoka.com

Any property owners/clubs/committees that wish to have their event/class/meeting added into our schedule book should call the Lake Waynoka Administration Office at (937)446-3232.

Our schedule book is the master, and we use that to add your event/class/meeting into our Google calendar, which we share to the world through our website.

The monthly and daily calendars are one in the same. The only difference is the view they are in (monthly vs daily), for viewer convenience.

Lake Waynoka Lounge

937-446-2012

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

*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

Super Bowl Party

Sunday February 9th, 2025

Bring a dish!



Stop in a have an ice cold beer in a warm and cozy lounge!

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

SPONSORED BY THE CIVIC CLUB

CONTACT: Chris Kizer 937-217-0453; CCLK724@yahoo.com

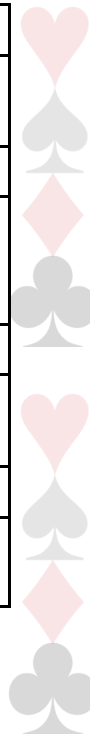
EUCHRE SCORES

Wednesday - 1 pm Results

December 18th	
Villie Foster	61
Shawnea Kelch	57
December 25th	
<i>Christmas No Euchre</i>	
January 1st	
Betty Purdin	63
Ken Wagner	62
January 8th	
Shawnea Kelch	62
Jim Hackworth	60

Friday - 7 pm Results

December 20th	
Carlos Day	66
Jeff Tackett	55
December 27th	
Jeff Tackett	58
Janie Spires	57
Jim Lucas	57
January 3rd	
Jim Hackworth	64
Janie Spires	64
January 10th	
<i>No Games Snow</i>	

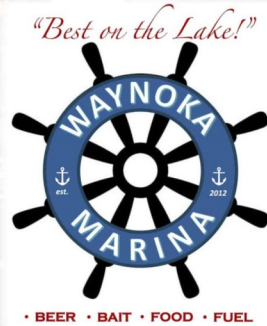


WAY TO GET TO THE POINTE IN 2024!



Thank you

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

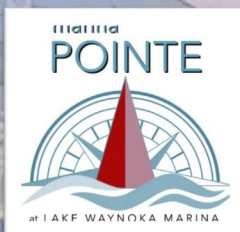


FOR 2024 FALL - WINTER SERVICE:

CALL MARINA MIKE 937-725-8116

**WINTERIZING - BOAT WRAPS - BOAT STORAGE
BOAT SERVICE - BOAT LIFTS**

**MARINA STORE/CAFÉ HOURS p.937-515-0657
CLOSED FOR THE SEASON**





Long Excavating
*Underground Utilities, Grading,
 Clearing, Demo, Concrete Work.*

Justin Long

Georgetown Ohio

(937) 515-2758
 Justin_long2010@yahoo.com




JOHN DEERE

50 CAHALL BROS LN.
 GEORGETOWN, OH

YOUR **HOME** TEAM



SCAN ME

937-378-6439
 WWW.AGPROCO.COM



MALOTT AUTOMOTIVE
 DOMESTIC & IMPORT REPAIRS
 13512 FivePoints-Mowrystown Rd, Sardinia, Ohio
 Sardinia, OH 45171

937-446-3985



Todd Malott
 Owner



malottauto@yahoo.com

Conveniently located 4 miles out back gate



TREE HEALTH PROFESSIONALS

Tom Raines: 937-509-0042

CALL TODAY!

Fully Insured • Free Estimates • Stump Removal



McConn & Cutrell, LLC
 Attorneys at Law

Thomas L. Mayes Anthony J. Baker
 Rachel V. Triplett

*General Practice of Law, including Real Estate Title & Closings,
 Probate, Estates, Wills & Trust. Experience in Lake Waynoka Real Estate
 Transfers, Sales, Purchases, Title Examinations & Closings.*

Mon-Fri 8:30 am to 4:30 pm
 118 S. Main St. Georgetown, OH 45121
 937-378-6165, 937-378-3256 or 1-800-378-6167
 mail@mconn-cutrell.com



APPALACHIAN
 Heating & Air, LLC

RESIDENTIAL HVAC
 SERVING COUNTIES: CLERMONT, BROWN, ADAMS
 SERVICING ALL BRANDS
 11769 POOL KUNTZ RD. SARDINIA, OH. 45171
 LARRY GLEASON (513) 646-5516




ASH RIDGE
 9483 Rischforth Rd.
 Russellville, OH 45168

CUSTOM SEWING
 LLC

Phone: (717) 725-7687 Fax: (717) 610-5940
 Email: Altassewing@ibifax.com

*Specializing In:
 Window Treatments, Outdoor Cushions
 Slip Covers Boat Covers and Upholstery*



**Protect it all – auto, home,
 life and business.**



Contact me:

JOSH EDMISTEN
 937-444-6800



www.ioshedmistenagency.com

Lake Life

Maintenance & Repair LLC

513-592-7272

gethandydan@gmail.com

Handyman service

Serving Lake Waynoka and the Surrounding area

Bonded and Insured

No Job to small

Closet Makeover

Fifteen years experience

at California Closets
as Master Installer

Let me help you Makeover that cluttered closet
and give you the Organization you Deserve.

Finish your Honey-Do-List

Leaky Faucets, Toilets, Clogged Drains, Drywall Repair,
TV mounts, Trim Carpentry, Replace Light Fixtures,
Ceiling Fans, Dimmer Switches, Outlets, Circuit Breakers
Paint Walls, ceilings, Trim, Doors, Cabinets,
Pressure Wash and Stain Patios and Docks,
Gutter Cleaning, Gutter Guards, Furniture Assembly
House Washing and help with your Garden.

Own a Brand New Home
in Lake Waynoka

Seller financing
Low down payment
Easy monthly payments

513-454-6571

GM Properties

"When quality counts"

James E. Schroeder, Esq.

Estate Planning • Real Estate • Business • Nonprofit • Probate



The Historic Scott House

338 West Main Street Hillsboro, OH 45133

Phone: (937) 402-2348

Email: jim@southwestohiolaw.com

Bar Admission: OH, NJ, NY, PA and DC

District Courts of Southern New Jersey and Southern Ohio

Handy Man Pro

Plumbing, Electric, Painting, Toilet
Repair & Replacement, Water Heater
Replacement, Gutter Cleaning, Roof
Repair, Hose Bib, Deck-Dock Repair &
Staining, Pressure Washing Home Deck
Dock, Lights Pole Wall Ceiling Security,
Electrical Repair Troubleshooting, Sump
Pump, Dock Electric, Bath Exhaust Fan,
Ceiling Fan, Garage Door & Opener,
Garbage Disposal, Painting Interior
Exterior, Storm Door

Call or Text Larry

937-515-8913

Meeker Funeral Home



*Jim Meeker, Owner/Director
 Lake Waynoka Resident for 29 years
 ~ Funeral and/or Cremation Services to meet any need
 ~ Pre- Arrangement Services Available
 308 North Columbus Street
 Russellville, Ohio 45168
 937-377-4182
 Personal, Caring Services for your time of need.*



No need to be tense or itchy!
 We have soothing lavender lotion, sprays & soaps
 to help you with dry skin & frazzled nerves.

Herbal and floral gifts are grown on our farm.
 Homemade jams, herbal salts & teas.
 Fresh flowers, spring, summer & fall.

Check out our website for all our products.
 Sign up for our newsletter!

**Call Vivian Pfankuch
 513-633-5218**

Established in Highland County in 2003

Free estimates
 (513) 615-5172



Mike Luers
 President, Owner
 1030 Mount Orab Pike

luersconstruction@gmail.com
www.luersconstruction.com
 Georgetown, OH 45121

We can meet all your remodeling needs. Our services
 include but not limited to:

- Kitchens
- Baths
- Decks
- Room additions
- Roofs
- Basements
- All living spaces
- Flooring
- Painting
- Electrical
- Plumbing
- And much more!

www.LakeWaynokaHomes.com

1-844-4-LAKEHOME

(1 - 8 4 4 - 4 5 2 - 5 3 4 6)

TOP 10 REASONS TO CALL RON TODAY!

1. **Lake Waynoka Leader since 2020***
* 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!**



**RON GARLAND
 COMEY & SHEPHERD**
 REALTORS®

Graber's Construction, LLC



Steve Graber (937) 798-1839

Phil Graber (937) 798-5482

Specializing in Post Frame Buildings

- Barndominiums
- Ag Buildings
- Equine Barns
- Commercial Buildings

Serving: Adams, Brown, Highland, Clermont Counties and Surrounding Areas!



**VISIT OUR
MODEL CENTER**

In Mt. Orab, Ohio!

 107 Hughes Blvd, Mt Orab, OH 45154

Tuesday - Friday 12:00 - 6:00 | Saturday 10:00 - 4:00





YOUR PREMIER
CUSTOM DOCK
BUILDER IN LAKE
WAYNOKA

CONTACT US TODAY!
937-515-1656
WWW.ZSDOCKS.COM



Post-Frame Specialists
Fully Insured

New Homes

Metal Roofing

Residential Garages

Equestrian Facilities

Commercial Buildings

Your Trusted Builder in Lake Waynoka Since 2009 *DutchBuilder.com*

Dutch Builders
8319 Ashridge Arnheim Rd.
Sardinia, Ohio



Marcus Mast (937) 515-9378
marcus@dutchbuilder.com
Office (937) 446-4400

Lake Life Living



**Zeilman-James
Homes, Inc.**

**We Build Custom Homes
on Your Land.**

Call us today!

513-937-3000

www.zjhomes.com

Interested in advertising with us?

Call or email us!

937-446-3232

newsletter@lakewaynoka.com

Visit lakewaynoka.com/newsletters for more information



WWW.LAKEWAYNOKAHOMES.COM

New Year, New Lake Home??

Trust Ron Garland, Your Lake Waynoka Neighbor, and Leading Real Estate Agent!



Call the #1 Agent since 2020!

Lake Waynoka 2024 in Review:

<p>Highest Price Home SOLD</p> <p>\$1,075,000</p> <p>Lowest Price Home SOLD</p> <p>\$152,500</p>	<p>Highest Price Lot SOLD</p> <p>\$170,000</p> <p>Lowest Price Lot SOLD</p> <p>\$3,500</p>	<p>Average Price Home SOLD</p> <p>\$462,771</p> <p>Average Price Lot SOLD</p> <p>\$25,315</p>	<p>REAL ESTATE AGENT LEADER *</p> <p>Ron Garland</p> <p>2020 - 2024</p>
--	--	---	--

RON GARLAND
Ron@RonGarland.com



COMEY & SHEPHERD
REALTORS®



1-844-4-LAKEHOME

*per Cincy MLS (Rapattoni) per year 2020, 2021, 2022, 2023, 2024; Agent \$ Volume per year, as of 1/1/2025; Sales outside MLS are not listed and Final numbers are not guaranteed and subject to change.

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