

**Ohio Lake Community Association  
Spring 2024**

**Cinnamon Lake Association  
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Hello everyone, and welcome to Cinnamon Lake, Ashland County's best kept secret! We are excited to have you all and hope you enjoy the presentations we have set up for you. Please feel free to contact us if you have any questions about our beautiful lake and all that we have to offer. Like most of you Cinnamon Lake is a man made lake, established in 1970. We are a private lakefront community with 1724 total lots divided into 6 units with approximately 575 homes. Cinnamon Lake is the third largest community in Ashland County with 1243 year-round residents, (2010 Census)

Cinnamon Lake's watershed is the origination of the Muddy Fork Creek. There are 883 total acres with 350 acres of common area, the lake is 135 acres ranging from a couple feet to 30 feet deep with 6 miles of shoreline. We only allow 5hp maximum electric motors for any watercraft. There are many varieties of fish that the fish/lake committee keeps stocked.

We have many amenities for the members to enjoy such as, the Lodge, Pool, Beach, Pavilions, Basketball, Tennis and Pickleball courts, several docking areas and a campground. We also maintain three restroom areas, the front gate, office building and maintenance buildings. There are two entrances to the Association.

Cinnamon Lake operates on funds generated by the annual dues and assessments billed for each lot. These funds are used to maintain the common areas. It has been a challenge keeping up with the current expenses while still using 2007 generated funds. We cannot raise our dues and assessments without a vote of the entire membership. A struggle we face every year. We have other fees such as new member and transfer fees, boat stickers, gate cards, OMV, pool passes, renter, camping rental that help offset the expenses so we can try to have a balanced budget.

**OLCA Spring 2024 Meeting & Conference**  
**May 8 & 9 – Cinnamon Lake**  
**AGENDA**

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**Thursday, May 9th**

**Wednesday, May 8<sup>th</sup>**

**11:00am to 12:30pm** (Includes light lunch)

- **Manager's Roundtable**  
(Lake & Office Managers)
- **Board Member Roundtable**  
(Lake Board Members)

**12:00pm to 12:30pm**

**Registration**

**12:30pm to 2:30pm**

**Cinnamon Lake**

- Welcome  
Victor Dubina, Board President  
Anna Gibson, Office Manager
- Rick Lavinsky Award
- Committees
- Q & A

**2:30pm to 2:45pm**

**Break**

**2:45pm to 3:30pm**

**Insperty, Jeff Mers**

Turn over trend-Finding Employees  
Employee Handbook-Law vs Policy

**3:30pm to 4:45pm**

**Legal Counsel, John Jolley**

HOA Legal Research for the Non-Lawyer

**4:45pm to 5:30pm**

**Networking & Social**

**5:30pm to 6:30pm**

**Dinner**

***Thank you all for coming!***

**8:00am to 9:00am**

**Registration & Breakfast**

**9:00am to 10:00am**

**Opening Ceremonies**

- Pledge of Allegiance
- Invocation
- Host's Welcome
- Roll Call

**OLCA Executive Board Reports**

- President
- Treasurer
- Legal Counsel

**10:00am to 10:15am**

**Break**

**10:15am to 11:15pm**

**ODNR, Beth Green**

Lake regulating/Activities/Wake boats

**11:15pm to 12:00 pm**

**Jones Lake Management, Alex Forsthoefel**

Lake Phosphorus Reduction Strategies

**12:00pm to 1:00pm**

**Lunch**

**1:00pm to 2pm**

**Kaman & Cusimano, Nick Meinert**

Adopting & Enforcing Rules

**2:00pm to 2:15pm**

**Break**

**2:15pm to 3pm**

**V3 Companies , Ted Blahnik**

Nature-Based Lake Sediment and Water Quality  
Solutions

**3:00pm**

**Adjourn**

***Have a safe Journey home!***

## *Lake Members*

Apple Valley  
Candlewood Lake  
Choctaw Lake  
Cinnamon Lake  
Hidden Valley Lake  
Hide-A-Way Hills  
Holiday Camplands  
Holiday Lakes  
Lakengren  
Lake Buckhorn  
Lake Cable  
Lake Latonka  
Lake Lorelei  
Lake Mohawk  
Lake Santee  
Lake Seneca  
Lake Tomahawk  
Lake Waynoka  
Luna Lake Club  
Pine Lake Estates  
Roaming Rock  
Twin Lakes Association  
Willowdale Country Club

## *Associate Members*

AQUA DOC Lake & Pond Management

Insperty

Issac Wiles

Jones Lake Management

Kaman & Cusimano

Popular Association Banking

V3 Companies



**John Jolley**  
*partner*

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John has worked with the Ohio Lake Communities Association in many different capacities and currently serves as the OLCA's General Counsel and Secretary of the Executive Board. Over the last 20 years John has addressed and resolved issues of all types including:

- Lake Community Governance and legal issues
- Enforcement and Collection Actions
- Environmental / Regulatory issues
- Intellectual Property
- Human Resources and Employment
- Leasing / Real Property Transactions
- Tax Issues

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*Columbus Cincinnati Worthington*

**OLCA Executive Board**

**Jeff Harmer  
President  
Apple Valley  
(2024)**

**Paul Cahill  
V. President  
Lake Waynoka  
(2025)**

**Anna Gibson  
Treasurer  
Cinnamon Lake  
(2025)**

**John Jolley  
Isaac Wiles  
Secretary/Gen. Counsel  
(2026)**

**Jen Addair  
Rome Rock  
Member  
(2025)**

**Paul Ellison  
Lakengren  
Member  
(2024)**

**Linda Snyder  
Holiday Lakes  
Member  
(2024)**

**Jack Buettner  
Lake Mohawk  
Member  
(2026)**

**Bob Wynkoop  
Lake Cable  
Member  
(2026)**



## **Notes from the Lakes**

### **Roaming Shores:**

For the RomeRock Association, 2023 was a year of big change. Our longtime office manager Pat Sowry passed away. We were in the process of upgrading our membership software at the time. We are adapting to the change and moving forward. We improved our amenities last year by installing new swing sets, replaced a playground, and replaced our floating docks at one of our beaches. Dredging is always an ongoing project and just this year, we replaced one of our excavators. Lake health is always a priority. Despite odd weather conditions last year, we had no blue-green algae readings above advisory limits. One of our biggest projects going into 2024 is implementing a digital membership card/pool pass system.

### **Hidden Valley Lake:**

We had finance issues the first part of the year and wake surfing issues the second half..

In April, a new Board President came in and we immediately lost two members who opposed him. Once the new Board Members took over, they began to focus on our reserves, which were non-existent. Within a month, they announced a \$300 one-time assessment which would be due by October. It did not go over well and there were accusations of misappropriation and theft. Things died down over the summer and, fortunately, things were peaceful for the OLCA meeting in September!

Over the summer a storm began to brew when our Lakes Committee began to tackle wake surfing and the "dangerous and damaging" wake bylaw created here around 13 years ago. It all came to a head at our first meeting in February, which resulted in the resignation of two Board Members and a third deciding not to run again. It remains to be seen if a compromise can be achieved, but it has certainly hit our community hard.

### **Willowdale Lakes:**

This is Willowdale Lake's 100-year anniversary, which will be celebrated with various activities throughout the year. Committee members are putting together several events, preparing a time capsule, planting a Centennial Tree, and selling commemorative tiles that people can paint with personalized messages before being placed on the wall of our Clubhouse.

We are constantly fighting the battle of sediment in our three relatively small and shallow lakes. For the last 15 years, dredging has been limited to what we can do from the shore with a long-reach excavator. Old-timers in the community recall that we had a floating dredge at some time in the past, but it's not clear exactly how that worked. Some trustees are exploring the idea of a floating suction dredge that would pump the silt onto the shore. If anyone has experience with that technique, we'd love to hear about it.

So excited to have OLCA back up and running again! It's been a great source of information and advice for our board.

### **The Twin Lakes Association:**

#### **Accomplishments**

Increased our Recreation Committee offerings, fostering a greater sense of community.

Our newly established Fishing Club hosted an inaugural Kid's Fishing Derby, with great success!

Our Beach Property received an "excellent" loss control survey rating through our insurance company.

#### **Improvements**

Many docks were refurbished and relocated to our various common properties.

8 new boat racks were built and installed to accommodate our waiting list.

Our community room was winterized to now be open and available year-round.

An AED was purchased and installed at our Beach.

Shoreline, boat launches, and parking areas were reconstructed and improved.

A little-used wetland property is being restored to a nature-realm with a boardwalk

We partnered with several organizations/companies to initiate an aquatic plant survey program, an alga monitoring program, and an invasive weeds education program.

Several lake-related pilot programs were established, including water quality monitoring, Aquatic Weed Management saw the elimination (and sale) of our harvester program, the trial program of our Aqua-Sweep, and the careful use of treatments to control these weeds.

Issues

Managing the Aquatic Weed Treatment Program and creating a good balance between lake health and recreational opportunities, as well as financial obligations between the association and shoreline owners.

Security of our Common Properties/ Trespassing / Pass system

Collecting on delinquent accounts

Simplifying our Code of Regulations

Goose control – travelers from other area lakes

### **Holiday Lakes**

We are celebrating its 6th birthday this summer! Incorporated in 1964, our lake is a 221-acre dragon shaped lake with 8 main coves located in Huron County, about 35 miles due south of Sandusky.

Holiday Lakes Property Owners Association consists of 2 lakes, dam, 1348 residential lots, 27 green areas, 2 sand beaches with restrooms, marina, maintenance facility and a lodge with a public restaurant/bar.

Last year some major strides were made for our association's future. The Southern 5 Sewer District was created and their work continues to bring sewers to our lake community and surrounding townships.

Our new maintenance facility was completed and our fleet of trucks, tractors, mowers and other equipment was solidified after the total loss maintenance shed fire in January 2022.

In 2023, 225 Pontoons 99 Powerboats 28 Fishing boats, 124 Jet Skis, 17 Canoes, 172 Kayaks, 70 Paddleboards, 165 Golf Carts, 51 ATV's and 115 Marine Trailers were registered with HLPOA.

We brought the magic of cinema to our community with several movie nights on the beach, providing a unique and enjoyable experience for all. Our family-focused events, including our kids Easter Egg Hunt, Fall Harvest party, and Donuts with Santa, brought joy and laughter to the faces of our youngest residents.

Our community's main summer event was our 2023 Wild West Lake Fest. It was a HUGE success bringing record attendance to both our Friday Night Family Night and Lake Fest Saturday as well. Themed events included pony rides, petting/feeding area with cows, kids' games on the beach, 5K walk/run, Kids' Fishing Derby, Cornhole Tournament, Pulled Pork Dinner, Sand Dig, Gem Slouse, Sand Castle Building Contest, Bingo, Boat Parade, Snack Shack, Raffles, T shirt sales and a live band on stage with dancing on the beach to close out our annual event.

We proudly represented Holiday Lakes in the Willard Festival of Lights Christmas Parade with a pontoon float showcasing our community's boating spirit.

The introduction of 2 adult golf cart poker runs (1 summer, 1 fall) was a roaring success. The event not only brought our residents together, but also raised approximately \$1000 for essential golf cart path maintenance.

Our community rallied together in support of our events with 3 highly successful pancake breakfast fundraisers at the lodge and our annual HL Duck Race at the spillway. Thanks to the generosity of our members, we were able to fully fund all 2023 social events.

The funds raised by our social events didn't just cover our family events but also contributed to enhancing our community infrastructure. We added sand to our beaches, extended the main beach for additional boat parking, and funded the renovation of the main beach bathrooms including security upgrades. We also invested in new equipment, such as speakers, to enhance the overall experience of all our events.

### **Lake Tomahawk:**

Here at Lake Tomahawk we are still in a state of a mandated lower pool by the ODNR. We are in the final stages of securing the FEMA grant for high hazard dams. This grant is something the ODNR pushed for to help with funding as it is available also to HOA's. The issue is to qualify for both grants phase 1 (investigation work ) and phase 2 (Construction) is the leg work to get through and the waiting game. By the time the meeting comes in May hopefully we are getting the investigation work done. We also at the beginning of the year have changed engineering companies as for Joe Stock of Buckeye Engineering has retired. We just had our first meeting with Rob at S & ME on 3-1-24 and are going to have a site visit next month. There are going to be some more studies done before final designs to make sure things here get corrected right this time. Best case scenario we are looking at 2 more years at a lowered water level.

We also have issues with people on Facebook making statements that are false facts or to the point that the state should take it over. What they don't realize is the state won't take it over they will just drain it and we won't let that happen. The good news is the ODNR knows where we are at because they are involved with the whole process. The other concern from residents is that so many lakes are being drained they fear it could happen. This has never been brought up as an option so I believe we are in the clear.

I think the price tag on this repair is going to be pretty substantial and it is definitely worth the while and wait if it all works out

Otherwise we are doing some full depth pavement repairs on 2 roads as they were falling apart and core drilling showed they only had 2" of pavement and no sub base and are completely falling apart. We are getting ready to put some dredging projects out for bid for summer to keep looking forward for the future

Also dealing with a good bit of new board members as this gets tougher here and all the disrespect the board gets from the property owners

### **Cinnamon Lake:**

Infrastructure improvements highlighted 2023 as Cinnamon Lake focused on completing several long range planning goals.

It had been almost a decade since any serious road work had been done. For the first time in anyone's memory, all 17 miles of roads in Cinnamon Lake were worked on. Gravel roads were chip and sealed; previously chip and sealed roads were scratch paved and chip and sealed; and the previous asphalt roads were repaired and paved. Begun in 2022, the \$2.1 million project was finally completed in 2023. Remaining funding from the member-approved loan will support a seven-year road maintenance plan. Also completed in 2023, and begun in 2022, were repairs and upgrades to the front gate entrance. New concrete replaced deteriorating asphalt, drainage issues were addressed and structural supports were repaired.

A large pavilion at one of the recreation areas, which had been cordoned off for two years, was completely gutted with handicapped friendly restrooms, support poles replaced, roof cut back, a retaining wall put in, and a concrete walkway from the parking lot to the pavilion replaced a decades old timber path.

More infrastructure work in 2024 is planned.



## **Lake Santee:**

We've worked over the last several years with two separate engineering firms to study then develop a \$700K mitigation plan to reduce the sediment entering our lake. We are 99% complete with the project and thus far pleased with the design and construction of the site. We will monitor the capture rate over the next several years to better understand the actual sediment reduction (starting at 4,000 to 6,000 cubic yards of 'gunk' entering our lake annually prior to the project completion).

We have been attending the Indiana Lake Management Society conference for the last couple of years and found the information and networking with the vendors to be valuable and helpful in our education process for the above mentioned project. Most of the attendees at ILMS are from public lakes. We learned about the Ohio Lake Association from the Lake Manager from Lake Lorelei and he mentioned that there are quite a number of private lake communities in attendance at your conference. We are a private lake (without government funding) and are hoping to be able to network with other private lake organizations.

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**A SPOT FOR NOTES:**