

# The Village of Wayne Lakes Newsletter

November, 2018

## IMPORTANT NUMBERS

### MAYOR

Ellen Brown ~ 232-7576

### COUNCIL PRESIDENT

John Swindler ~ 547-1466

### COUNCIL MEMBERS

Rita Robinett ~ 765-277-1412

Joan Falknor ~ 564-1402

Karen Sink ~ 336-2293

Bob Tuco ~ 548-8427

Ray Lepore ~ 216-9452

### FISCAL OFFICER

Carolyn Robinson

### ZONING

Curtis Yount ~ 547-7381

### PRESIDENT OF TREE COMMISSION

### PARKS & RECREATION

Joan Falknor ~ 564-1402

### LAKES & FISHING

Ray Lepore ~ 216-9452

Bob Tuco ~ 548-8427

### FISHING PERMITS & BAIT SHOP

Mark's ~ 937-548-0394

Cell ~ 937-459-8699

### COMMUNITY BLDG RENTAL

Sherrie Siegler & Troy Stewart

937-548-1579

### GOLF CART INSPECTOR

Jim Weaver ~ 417-9215

(Fishing Passes when Mark is closed.)

### SNOW REMOVAL

TBA

### GAME WARDEN

Jeff Wenning ~ 937-372-5639

### DOG WARDEN

547-1645

### OHIO EPA HOTLINE

1-800-282-9378 or 1-614-224-0946

### DRUG TASK FORCE

548-4150 (Kept confidential)

### SHERIFF

548-2020

**NOTICE - NO SWIMMING IN ANY  
LAKES. ICE FISH AT OWN RISK.**

**NO FEEDING OF WATERFOWL**

## FROM THE DESK OF MAYOR ELLEN BROWN

HELLO EVERYONE,

Let me get right to the point. Wayne Lakes is in a crisis. I, as mayor, your six council members, you and all our family and neighbors make up Wayne Lakes. For better or worse all of us together must make a decision that will affect what happens from here on out in this Village. November is a pivotal moment for our precious little Village. This village has been won with the blood, sweat and tears of a group of people determined to look after their own affairs, especially the lakes. For any community to thrive we must have a relatively cohesive society and capital in which to operate. I will attempt to explain where we are at this point in time.

The renewal levy, **along with our other sources of income**, brings into the coffers about \$130,000. The actual amount from this renewal levy is \$66,150. Most of this goes into our general fund. This fund is for working capital to pay loans, bills and monthly expenses. Divided over the course of a year all the bills we currently must pay amounts to about \$12,900 a month, just for our monthly bills. This \$12,900 a month is the amount we must pay within this current state of fiscal lockdown. This lockdown we have experienced in all of 2018 has been very difficult for everyone. This lockdown has made it so we cannot open the beach, treat the lakes or move forward on the sewer fund. This means at the end of 2018 we will still be short by almost \$12,000. Please realize these are rounded, simplified figures to help with understanding the severity of the issue. These figures are extrapolated from two different systems of accounting (QuickBooks and UAN), five different Fiscal Officers since Jan., and really jumbled figures from the QuickBooks accounting system.

So even with the renewal, we must ask our working residents to begin paying a 1% income tax starting in 2019. **This is if the new tax passes a vote at the November meeting by council.** We have observed the three-reading rule. In both the Sept. and Oct. Council meeting this resolution was read and open for discussion. November 12th is the last reading and council will then vote on the income tax. I was expecting more people at the council meeting in Oct. I was hoping residents would express their concerns and ask pertinent questions. While council meetings are well attended, we still get only a fraction of Villagers at these meetings. Please know the only way you can know exactly what is going on is by attending meetings or reading your newsletter. Talking to one of the six people on council or the mayor should also help clarify questions. These are the best places to ask questions and respectfully offer your opinions. If you are not available to attend the meeting in Nov. and have a concern or a question, please call me or a council member.

Money has been short for many years in this Village. Gary was only able to get done the things he was able to do by taking money from funds that were not to be touched for general fund purposes. GO TO PG 2

FROM PG 1 Thanks to Gary we have some very beautiful and updated assets in the way of buildings and equipment. Unfortunately, it has left us in a place of debt and out of balance in our funds. This can all be corrected with another stream of income.

If passed, the tax will provide us with \$127,000 minus an \$8,000 fee for collecting from the Regional Income Tax Agency out of Union City. This plus our \$130,000 gives the Village approx. \$249,000 to work with. Not an extreme amount, but with all our wants and needs very workable. First to get us out of debt and then work on making our Village a clean and safe environment for all of us. It will take time to collect and see the full impact on the finances for the Village.

It is hard for me to understand that anyone believes a Village of 700+ souls, 300+houses, 18 working lakes, 10 miles of roads, three large buildings, two shelter houses, three port-a-pots, a thriving mosquito population, a much, passed due sewer system coming, thousands of dollars worth of tree removal, billions of leaves every year, not to mention all the wildlife we should be handling better, and much more, can exist on \$130,000 a year. Enclosed you will find a wish list. This list comes from all the requests people have made for things they want the Village to provide. I have added a few items I think are important. None of this even touch on the fact that our Village has suffered from inflation, just like our individual homes have. This list is the beginning of a five to thirty-year plan for our wants and needs. Planning forward is the only way to move into making a wishlist a work list.

Now let's examine the other possibilities. Please realize this is from my preliminary inquiries and not necessarily the exact way things would happen. If we do not pay our audit fees and our loans in a timely manner the State of Ohio will step in and pay our bills. The lakes and beach are considered recreational and would not be on their priority list. The state would simply pay the audit fees, loans, the light bills and road clearing. My **guess** is this could take up to two or three years at our current income. That would be fiscal lockdown on steroids.

The other possibility is if the state gives us to Neave Township. They don't want us, but if they "got stuck" with us, they would be under no obligation to do anything but take care of our roads, trees and our little cemetery. They have miles of county roads to take care of and we may be last in line for road clearing.

When I first took this position in January, my first questions to people who were trying to help us survive was "can we do this and is it worth it? Should we just give up?" The answer was always you can turn this around but it will take time and more money and a willingness to sacrifice on the part of the villagers.

Here is a sample of what the financial part would look like to the best of my ability to predict:

If you are currently working, making \$50,000 a year, a 1% income tax will be \$500 a year or about \$42.00 a month. If your income comes from Social Security, Medicaid, a pension or several other sources it will not be taxed. The resolution listing all sources is available from me. It is 51 pages long, but you are welcome to check it out.

The increase levy at 1 ml on a property valued at \$50,000 is approximately \$17.50 a year. That would be \$1.46 a month. On a \$100,000 home it would be \$35.00 a year, approx. \$3.00 a month.

There is a tax estimator on the auditor's website. This would be the most accurate way to tell your own house estimation for all levies.

Since the renewal is already being taken out, you would not see that increase. Only the 1 ml which would be so small you may not notice it. I added the 1 ml as a way for those of you who feel the beach must be opened at any cost. If it passes it would add \$9,450 to the coffers. This is one of the highest estimates on how much the beach has lost per season, minus capital improvements, since 2012. (Based on QuickBooks figures) It has not been designated as a beach levy because if we don't get the income tax approved we will still not be able to open the beach for lack of funds. If the tax is voted in and the 7 ml levy is renewed, and the 1 ml levy is passed, I am confident the beach will be prioritized as soon as we have a budgeted plan to pay our audits and the \$60,000 loan. We **may** be able to get the beach going without the 1 ml if the other two pass but voting for the 1 ml shows us that the people who were so upset about the beach not opening are willing to help subsidize it.

Further, we must calculate the \$15 or \$20 we will be adding probably in 2019 or 2020 as a funding starter for the sewer bill. GO TO PG 4

**MEETING DATES TO REMEMBER:**

- Village Council Meetings are the 2<sup>nd</sup> Monday of each month. 7:00 p.m.
- Neave Twp. Transfer Station (trash) 2<sup>nd</sup> & last Saturday of each month, 8-noon
- Fish & Lakes Meeting-1<sup>st</sup> Tuesday of each month 7:00 p.m.
- Friends of Wayne Lakes/FoWL- 1<sup>st</sup> Wednesday of each month 7:00 p.m. November 7<sup>th</sup>, and December 5<sup>th</sup>.

**THINGS TO KNOW:**

- Wayne Lakes Village Oct. 28<sup>th</sup>, Trick or Treat 2-4 p.m.
- Halloween Party following Trick or Treating
- **Mark's Bait & Tackle**- Tuesday through Saturday 10 a.m.to 5:00 p.m.



**Results of**

**Wayne Lakes Waddle 5K Run**

Thanks To Gina and Clifford Harmon for their hard work on the first 5K at Wayne Lakes. The village thanks all donors & supporters who made this event happen, and especially the participants who actually did the "Happy Waddle" in the rain.



The backboards for the basketball court will be replaced.

**Wayne Lakes Trick or Treat** is hosted by FoWL

Trick or Treat is from 2 to 4pm Sunday, October 28, 2018.  
Hay rides will be provided for Trick or Treat.

Meet at the Clubhouse before 2 p.m. to catch a ride.

follows Trick or Treating, at the Clubhouse.

Chili and Hotdogs!

Games for the kids and the Costume Contest returns!



Anyone willing to donate Chili please contact:  
Angie or Adam Wicker: 937-459-8158  
Volunteers also needed to drive the tractors  
and help man the clubhouse.

Go to the Facebook site: friendsofwaynelakes



**WEIDNER'S CONSTRUCTION**  
General Contractor

Timothy Weidner  
937-459-0131

**FREE ESTIMATES**

New Construction, Improvements & Repairs,  
Roofing, Gutters, Pole Barns & Garages, Siding,  
Windows & Doors, Room Additions, Sheds & Fences

Fully Insured

**Chris Hayes**  
Real Estate Agent  
Cell: 937-417-0473  
Email: kingscompanychris@gmail.com  
Website: www.midwest-realty.com

 220 E. 4th Street  
Greenville, OH 45331  
Phone: 937-548-2640



FROM PG 2 In summary, if you make \$50,000 working at a job and own a \$100,000 home and you pay for the renewal that is already on your real estate taxes you should expect to be paying:

\$42.00 income tax
3.00 1 ml levy
<u>15.00 sewer starting bill</u>
\$60.00 a month more

If you are retired and have no working income and own a \$100,000 home your contribution will be about \$3.00 more on real estate taxes and \$15.00 to start the Sewer fund. This is as close as I can come to explaining what is going on.

We have accomplished several good things this year, despite our current financial condition.

\*We found and corrected the amount of the problem with the fund balances. While the final amount to level this out is \$11,900 we have the majority of it to pay before the end of the year. \*We have moved to the UAN accounting system, with all the new equipment. We are now in sync with the majority of auditor systems, as well as making things a little easier for us.

\*We have organized and legitimized most of our contracts concerning the Village.

\*We have installed two working aerators.

\*We have almost established a workable space, albeit temporary, for the Village office.

\*We have cleaned, painted and organized the majority of our spaces.

\*We once again have an involved and working Booster Club, FoWL.

\*We have experienced our first (hopefully annual) 5K.

\*We have moved in the right direction for open dialogue and readable financial reports.

\*We are assembling a very concerned group of people to help our lakes. With the correct guidance we can get them in the best shape possible.

Lastly, I want to point out we are one of the few Villages our size to not have an income tax. Several of the towns around us have a much higher levy base than we currently have. You cannot get away from taxes.

“There is no power for change greater than a community discovering what it cares about.”

Margaret J. Wheatley

What do you care about? Sincerely, Your Mayor Ellen



#### WISH LIST FOR 2019 AND 2020

LAKE STUDY WITH PLAN  
OPEN BEACH  
TREAT LAKES  
OPEN RESTAURANT  
STOCK LAKES  
UPGRADE PIPES BETWEEN LAKES  
REPAIR ROADS  
CEMENT PADS FOR BENCHES AND  
PICNIC TABLES  
WORKABLE VILLAGE OFFICE  
\*COMPUTER  
\*NEW OFFICE EQUIPMENT  
TRAINING FOR VILLAGE OFFICIALS  
\*ROOF ON CLUBHOUSE  
TAKE DOWN DEAD TREES  
\*CABLE TOWER FOR BETTER CELL  
RECEPTION  
\*SEWER PROJECT  
INCLUDING RESTROOM IN GARAGE/3  
PORT-A-POTS

HOOKED UP TO SEWER WITH BUILDING  
INSTEAD OF OUTHOUSES  
MAYBE EVEN FIBER OPTICS  
NEW CHAIRS FOR CLUBHOUSE  
VILLAGE PART OF SEWER  
KITCHEN UPDATED AT CLUBHOUSE  
\*AIR CONDITIONING FOR CLUBHOUSE  
BETTER WAY TO HEAT CLUBHOUSE FOR  
COUNCIL MEETINGS IN WINTER  
SURVEILLANCE EQUIPMENT  
MORE SHERIFF TIME IN VILLAGE  
\*EMPLOYEES WITH REASONABLE WAGES  
\*HEAVY DUTY CHIPPER  
LEAF VACUUM FOR ROADSIDE PICKUP  
\*REPLACING OF ESSENTIAL EQUIPMENT  
GARAGE WINDOWS REPLACED

\*2020  
Suggestions welcomed