

THE CANDLEWOOD CHRONICLE

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VOLUME II

May 2025

Number 5

Annual Meeting & Trustee Elections May 17 @ 10am - See Pages 6 & 8-13

LET'S GET TOGETHER FOR

Coffee & Conversation



Saturday, May 10
9 - 10:30am Harmon Lodge

If you have been following the Chronicle, CWL Facebook and Friday Email Blasts, you may have noticed how active CWL is socially. There is something for everyone.

There are big plans for the summer!

Come to the May 10th Coffee & Conversation to enjoy coffee/tea, Amish donuts, visit with your neighbors and hear from the organizers of our many committees and clubs about the summer events and activities that have been planned.

A printed schedule of summer concert entertainment at the beach and food trucks scheduled at the Friday Farmers Markets and the Saturday Music at the Beach Concerts will be available.



We'll have coffee, tea, and Amish doughnuts!

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COMMUNITY EVENTS COMMITTEE PRESENTS

MUSIC AT THE LODGE

LIVE MUSIC!

SATURDAY
MAY 17
7 - 9PM
HARMON
LODGE



BASS TOURNAMENT
MAY 17

CWL POOLS OPENING WEEKEND!

Main Pool & Unit 4 Pool

Fri. May 23 4-8PM | Sat. May 24 10AM-8PM

Sun. May 25 10am-8pm | Mon. May 26 10am-8pm

OFFICE HOURS

MONDAY-FRIDAY 8:00 am-4:00 pm

Association Office Closed
Memorial Day May 26

Please Contact Security for
Emergencies: 419-947-3511

 **Find us on Facebook!**



BOARD MEMBERS

President

Kevin McCray kevin.mccray88@gmail.com 614-832-3076

Vice President

Charlie Brown CharlieBrownTrustee@gmail.com 614-600-8879

Secretary

Jerry Young jerry@jerryyoung.net 614-625-1766

Treasurer

John Romelfanger jromelfanger@msn.com 614-284-2748

Trustees

Ron Carr roncarr1@msn.com 901-277-2110

Janet Heenan jheenanCWL@gmail.com 419-543-0554

Kyle Kanagy kanagyhvac@gmail.com 419-569-9376

Don Melton Jr. d_mltn@yahoo.com 740-751-2018

Don Melton Sr. dmelton426@gmail.com 262-939-4297

General Manager

Dave Ingegneri davidid@candlewoodlake.us 419-946-9916

<i>Committee Chairs</i>	Email	Committee(s)
Janet Heenan	jheenanCWL@gmail.com	Bylaws and Governing Documents Committee
Tom Grey	cwlchronicle@candlewoodlake.us	Chronicle Committee*
Elaine Merchant	elainemerchant@gmail.com	Community Events Committee*
Jerry Young	jerry@jerryyoung.net	Environmental Control Committee
John Romelfanger	jromelfanger@msn.com	Finance Committee
Don Melton, Jr	d_mltn@yahoo.com	Maintenance Committee*
Glen Reed	Anthony.Reed61@gmail.com	Lake and Siltation Committee
Deb Dittenber	bddittenber@gmail.com	Landscaping Committee*
Brian Zuercher	brianczuercher@gmail.com	Long-Range Planning Committee - Co-Chair
Janet Russell	janet.russell4@gmail.com	Long-Range Planning Committee - Co-Chair
Tom Baldosser	tbaldosser@gmail.com	Pools & Recreational Facilities*
Kyle Kanagy	kanagyhvac@gmail.com	Safety and Compliance Committee
Kevin McCray	kevin.mccray88@gmail.com	Utilities Committee

*** Ad-Hoc Committees**

Important Numbers: **ODNR - 614-400-0856 (Tyler Eldred)**
Morrow County Sheriffs Department
419-946-4444

Office: **Mon. – Fri. 8am – 4pm**
419-947-1138
Security: **419-947-3511**

Candlewood Lake Association Board of Trustees

Summary of March 24, 2025 Meeting

President's Announcements

- a) Encourage Trustee Candidates to Apply
- b) Annual Meeting – May 17, 2025, 10 a.m. Harmon lodge
- c) Call for agenda additions from the Board. One Trustee indicated he will have one.

General Manager's Report

General Manager Ingegneri provided a report on the February 2025 period.

The GM and Treasurer reported the revised Primary Reserve Project Expenditures for FY2025 of \$1,690,242. The individual components were distributed and included on the website which will be updated monthly as usual.

Treasurer's Report

Treasurer Romelfanger provided a limited financial update. The detailed financial report compiled by our accounting consultant Shelly Erwin is available on our website

Morrow County Government Observer Report

Trustee Carr gave his report on what he has observed attending the Morrow County Commissioners' meetings this past month.

Member Comment Period on Printed Agenda

- 5 members commented in opposition to the One-Way Roads proposal
- 1 member inquired about the past-due balance shown in the reports
- 1 member commented about the road destruction caused by construction trucks
- 1 member asked about pothole repairs
- 1 member of 30 years complimented the Board and staff about their commonsense leadership
- 1 member encouraged the members present to participate on committees and the Board and not just on Facebook

Consent Agenda

- a) Action on Minutes of the February 24, 2025 Board of Trustees meeting.
- b) Committee appointments and departures – **SBAR 032501**

Departures:

Don Melton, Jr. – Lake & Siltation

Consent Agenda Approved by the Candlewood Lake, Inc. Board of Trustees.

Lifestyle

The Candlewood Lake, Inc. Board of Trustees approves the Request for Association funding of Fishing & Boating Club's lake stocking proposal.

Stewardship

SBAR 032502 – Gate F Mailboxes

The Candlewood Lake, Inc. Board of Trustees tabled the recommendation to add mailboxes at Gate F until the General Manager can better determine the cost involved and conduct a member survey.

SBAR 032503 – Road Fees and General Reserve

The Candlewood Lake, Inc. Board of Trustees approved the recommendation to adopt a policy that road fees from new builds shall be returned to the general reserves. (Amended to add) Effective with 2026 Budget.

SBAR 032505 – Adoption of one-way roads

The originator of this SBAR withdrew it from consideration.

SBAR 032507 – Screening around Administration Building Trash Dumpsters

The originator of this SBAR withdrew it from consideration.

SBAR 032508 – Morrow County Land Bank Lots

The Candlewood Lake, Inc. Board of Trustees approved the GM executing a purchasing agreement for the attached lot listing of Morrow County Land Bank lots shaded in yellow, totaling 16 lots at an estimated total purchase price of \$23,200.

SBAR 032512 – Morrow County Land Bank – Double Lots

The Candlewood Lake, Inc. Board of Trustees approved the GM executing a purchasing agreement for the attached lot listing of the Morrow County Land Bank lots shaded in yellow, total 4 lots (two double lots) at an estimated total purchase price of \$5,800.

SBAR 032509 – Cash Transfer

The Candlewood Lake, Inc. Board of Trustees approved the recommendation to transfer a total of \$250,000 from the Operating checking account with \$170,000 transferred into the Primary Reserve checking account and \$80,000 into the Utility Reserve checking account on or before March 31, 2025.

After a proper motion and second, the Candlewood Lake, Inc. Board of Trustees approved instructing the Mainte-

nance Committee to not bring back a proposal for one-way roads until a Town Hall can be convened to gather member input, a traffic count on the affected roads conducted, and an estimated cost of signage and recommendation of the amount of fines recommended for non-compliance of the one-way road.

Governance

SBAR 032511 – Multiple New Home Building Permits

Due to a mistake in interpretation of a proper quorum and the counting of abstention it is necessary for this issue to be reconsidered by the Board in the April 2025 meeting.

Effective January 1, 2026, no more than one new home building permit will be issued to be in effect at the same time for any Person owning a lot or lots within Candlewood Lake. For this purpose, a Person means an individual, sole proprietorship, partnership, corporation, limited liability company, unincorporated society or association, trust or other entity, and includes any “affiliate” of such Person, where “affiliate” means any Person directly or indirectly controlling, controlled by, or under common control with, any such Person, and any officer,

director, manager or controlling person of such Person.

SBAR 032504 – New Deed Restriction Proposals

The Candlewood Lake, Inc. Board of Trustees agrees to submit to membership vote for the May 2025 annual meeting the drafts prepared by legal counsel of new deed restrictions identified at “P205 Maximum Ownership” and “P206 Speculative Homes.” (Full texts of both proposed deed restrictions will be in the ballots sent to all members in good standing.)

SBAR 032506 – Committee attendance

The Candlewood Lake, Inc. Board of Trustees tables this SBAR at the request of the originator.

SBAR 022504 – Exterior Improvements Policy Change

The Candlewood Lake, Inc. Board of Trustees rescinds this SBAR approved in the February Board of Trustee meeting at the request of the originators.

SBAR 032513 – Real Estate Committee Policy Amendment

The Candlewood Lake, Inc. Board of Trustees approved the amendments effective immediately:

Authorizing the real estate committee to purchase Morrow

CWL COOKBOOK CLUB



*Harmon Lodge
6pm*

MEETING DATES: THEMES:

May 1	Focus on Pollinators
June 5	Manly Meals

PROCEDURES:

1. Make and bring your favorite theme-related dish to share.
2. Discuss recipes and cookbooks.
3. Sample delicious food.
4. Option to borrow a cookbook for the next Cookbook Club meeting.
5. Make new friends in Candlewood Lake.
6. Have fun!

Candlewood Lake Farmers Market



FRIDAYS
3-7 PM

We are looking for Farmers Market vendors for the 2025 summer season.

CWL is a gated community of approximately 700+ full-time and seasonal homes located on St Rt 19, approximately 9 miles south of Galion.

Market days are Fridays from May 23rd to October 4th. Friday June 6 and October 4, the hours are extended to begin at 9am to coincide with our Community Garage Sale days which bring in heavy traffic from both inside and outside of CWL.



We are interested in fresh fruits, garden vegetables, herbs, fresh flowers, baked goods, honey, sauces, local artisans and more.

Want more information or the application package? Contact Bob Gerlach, Market Manager.
520-979-5447 or CwLFarmersMarket@yahoo.com

County Land Bank single lots where a current member has expressed an interest in purchasing a lot that is contiguous to their existing lot(s) with (as amended) an understanding in writing they will purchase the lot.

Rescinding the Board policy that currently requires the real estate committee to obtain Board approval for the sale of any single lot from Candlewood lot inventory.

Open Comment Period

BILL & KATHY have...

MOVED

North State Route 19 ---- Pass 288 on right hand side--9263 St. Rt. 19

Big Red Barn
7 Minutes away
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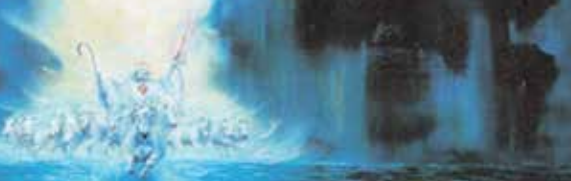
No members present wished to address the Board. After a proper motion and second the Candlewood Lake, Inc. Board of Trustees approved Adjournment from Regular Session 9:39 p.m.

Next Meeting

The next regular meeting of the Candlewood Lake Board of Trustees will be on April 26, 2025 (Saturday) at 7 p.m. in the Unit 4 Lodge.

POUR OUT TO THE GOD OF HOPE AND BE FILLED

ROMANS 15:13



THE 74TH ANNUAL NATIONAL DAY OF PRAYER THURSDAY, MAY 1, 2025

NATIONAL DAY OF PRAYER

WWW.NATIONALDAYOFPRAYER.ORG

CRAFT FAIR & GARAGE SALES EVENT

CANDLEWOOD LAKE / MT CLEGG, OH

FRIDAY, JUNE 6 &
SATURDAY, JUNE 7

OPEN TO THE PUBLIC

GARAGE SALE HOURS:
8AM-5PM

CRAFT FAIR HOURS:
9AM-3PM
(BOTH DAYS)

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2025 ANNUAL MEETING ELECTION

As part of the 2025 Annual Membership Meeting, May 17, 2025, CWL members will be voting to fill three seats on the Board of Trustees, as well as whether to adopt two Deed Restriction Amendments.

Annual Meeting packets were mailed to members in good standing at the end of April. If you were a member in good standing on April 4, 2025, the "date of record", you will find two (2) ballots for each voting member whose name appears on the deed. One ballot for board candidates and one ballot for the proposed Deed Restriction amendment.

- On the "Trustees Ballot," vote for up to three (3) of the six (6) candidates.
- On the "Deed Restriction Amendment Ballot", indicate whether you approve or disapprove of the proposed amendments.

When you have completed your ballot do the following:

1. Place all ballots in the smaller enveloped marked, "enclose your completed ballot in this envelope", seal that envelope.
2. Insert your sealed ballot envelope into the larger return envelope that has your name, unit/lot number, and is addressed to Kegler Brown, Hill & Ritter.
3. Mail or hand deliver the mailing/outside envelope with your enclosed ballot.

This envelope must be received at the attorney's office, if mailed or delivered, no later than 4:00pm, Friday, May 16, 2025.

Or, you may drop your ballot into the ballot box in the Association Office before 4pm, Friday, May 16, 2025, or before 10:30am, May 17, 2025, at the Annual Meeting in Harmon Lodge.



2025 FBC BASS TOURNAMENTS

April 19
May 17
June 21
July 19
August 16
YEAR END TOURNAMENT (CBQT) September 20

1. The tournament is open to CWL members and members are allowed to bring a guest. No guest without a member.
2. These tournaments are a two-person team but can enter with only one person. No more than two per boat. No exceptions will be granted.
3. Must follow CWL boating rules and no wake until 10am and no wake after 8pm.
4. Only artificial lures may be used. No "live bait" will be permitted.
5. All bass weighed in must be 12 inches in length, measured with mouth closed. Any fish smaller than 12 inches brought to the official board will result in a half (.5) lb. penalty and the under-size fish will be thrown out. A penalty of 1 lb. will be assessed for each dead fish weighed in.
6. Competitors who are not at the check-in area at their appointed time will be penalized 1 lb. of weight per minute they are late. Anyone who is more than 5 minutes late shall be disqualified. All fishing must cease upon check-in.
7. Ties will be determined as follows: 1st: Total number of bass caught; 2nd: will convert to biggest bass in bag by weight 3rd: Flipping a coin. Tie for biggest bass as follows 1st: length of bass 2nd: Flipping a coin
8. Entry fee is \$30.00 a person.
9. Tournament check-in is at Harmon Lodge at dock April - August 6a to 6:30a takeoff is 6:30a to 1:00p September year end tournament 6:30a to 7a takeoff is 7a to 2:00p
10. There will be a 5 fish limit per boat.
11. To qualify for the year end tournament "CBQT" team members must have competed in 3 or more of the bass tournaments that have been scheduled. In regard to the qualifying year end tournament, at least one member of your team must be a CWL member. No exceptions will be granted.
12. Payouts are as follows: 1st place 35%, 2nd place 25%, 3rd place 15%, & Big Bass 10%. The remaining 15% will go towards the end of year Classic Bass Qualifier Tournament prize money. The qualifier will be a 100% payout.
13. Absolutely no electronics when it comes to fish finders. Caught using will disqualify you for the season. Going old school.
14. Any questions please text or call me at (419-569-1530) Carl Dye

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Dick Miller

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LAKEFRONTLIVING
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Meet the Candidates

Name: Pastor Christine A. Burns

Candlewood property Unit & Lot(s): 1-124/125/126/127
Permanent Mailing Address: 7326 State Route 19
Unit 2504, Mount Gilead 43338
Phone #: (740) 541-0928
Email Address: cvanderkooi45695@gmail.com
Do you have a dwelling on your property? Yes.
Is your name on the deed as owner or co-owner? Yes.

Please list your major reason(s) for wanting to serve on the Board?

Candlewood Lake is a socio-economically diverse community, and I am committed to maintaining all of the things that make living and working, with many people from varied walks of life, refreshing and joyful. When I chose to buy my land and build my retirement home here, it was so that I could be a part of just such a community. It wasn't about the gates or the trees, or even the beautiful lake. It was about the people as neighbors. I firmly believe we have some policies that place that diversity at risk. I am a semi-retired Presbyterian pastor. I want to help find fresh ways of looking at CWL that open us up to the realities of the world that we live in. Even as a peaceful gated community, we have to realize that we are a microcosm made up of very different people. I want to hear the ideas from every group. Our Board members are elected to represent the interests of the HOA members and I believe that includes looking forward instead focusing solely on maintaining the status quo. I want to serve all of us.

How do you feel you can contribute to the management and growth of Candlewood, if elected to the Board?

In my secular employment, I started from a minimum wage job and worked into management in Accounting, Payroll, eventually retiring as VP of Human Resources at a hospital with a wall-to-wall bargaining unit. (AFSCME)

I was in that type of work for nearly 38 years, so I can find my way around spreadsheets, budgets, and can deal realistically with risk and opportunities involved in accounting and personnel. As a pastor, I am a listener and a problem solver, who values the opinions of all people. I do not, and cannot, always agree, but every person deserves to be heard and every opinion and problem to be valued and considered on equal terms.

Please list your formal education and/or occupational training:

1. Northmor High School 1973 graduate
2. Wright State University for Education and Creative Writing
3. Ohio University Athens, Graduated in 2004, with a BA of Human Resources and Personnel.
4. Pastoral Training, fall 2010 to Spring 2013, to become a Commissioned Pastor
5. Attended Seminary at the Methodist Seminary of Ohio, graduating in 2018, Ma of Parish and Community Ministry.
6. Trained in conflict resolutions and Transitional Leadership
7. Many accounting, computer, HR, Payroll, and ministry courses along the way.

Please list your career and leadership skills and/or work experience:

19 years of work in Payroll, Accounting, and Payroll, (both as management and staff at Galion Community Hospital) an additional 14+ years in Management at Oblesen Memorial Hospital in Accounting, Payroll, and Human Resources, developed leadership skills of listening and guiding, as well as staying open to all sides of a story to find common ground, especially in union negotiations, grievance hearings, disciplines, and arbitrations. I have excellent attention to detail and follow-through. As a second career pastor, I have served multiple churches as both solo pastor and transitional pastor, leading healthy change with a respect for those beloved traditions and stories that mean so much to us.

Name: Jerry A. Young

Candlewood property Unit & Lot(s): 2-288

Jerry A. Young Bio Continued on Page 10

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I'm here to:

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 - Craft compelling marketing that goes beyond basic listings & captivates
 - Navigate complex negotiations
 - Ensure a smooth & stress free closing process, managing all the details
 - And so much more - I care tremendously about providing you an elevated experience
-

CELEBRATING MOTHER'S DAY *the heart of home*

Happy Mothers Day! I'd like to take a moment to honor the incredible mothers in our community. Your strength, love, and nurturing spirit make our neighborhood feel like home. From my family to yours, wishing you a day filled with joy and appreciation.



Chelsea Visconti
(419) 688-1051
The Holden Agency

Love our lake? Let's sell together

about me:

Over \$3million in sales 2024
6 years consecutive top producing agent in my brokerage
I've helped over 130 families sell & buy



Local Events:

- **Mothers Day Market @
Salon Vivance
Saturday May 3rd 10am-1pm**
- **The Mothers Day Market @
Cote Winery
Saturday May 10th at 12pm**
- **Mothers Day Tea Party @
Cardington Cafe
Saturday May 10th at 11am**

Jerry A. Young Bio Continued from Page 8

Permanent Mailing Address: 7326 State Route
19 Unit 1101, Mount Gilead 43338
Phone #: (614) 625-1766
Email Address: jerry@jerryyoung.net
Do you have a dwelling on your property? Yes.
Is your name on the deed as owner or co-owner? Yes.

Please list your major reason(s) for wanting to serve on the Board.

I was elected to the Board in May of 2022. So this is the end of my three year term.

I have decided to run for a second term because I feel that, although not everything has gone my way, I am sure in some cases my input has made a difference in Board policies whether adopted or not. I am proud of my time working with the other Board members and appreciate the different backgrounds and experience they all have brought to the discussions.

From the beginning I have kept in mind that I represent the members in all twelve units making up our great community.

How do you feel you can contribute to the management and growth of Candlewood, if elected to the Board?

My volunteer involvement in the Candlewood community includes:

Three years serving on the Board of Trustees, this past year as Board Secretary and serving on the Executive Committee

The last two years serving as Chair of the Environmental Control Committee

Leading the Unit 4 Task Force whose work resulted in the Board approving additional days of occupancy per month during the off-season

Three years serving on the Long Range Planning Committee

Three years serving on the Security/Safety Committee

One year serving on the Finance Committee

One year serving on the Chronicle Committee

Please list your formal education and/or occupational training:

1969 Graduate South High School, Columbus, OH
Various transportation and logistics training/seminars
National Notary Association Mortgage Closing Document annual training

Please list your career and leadership skills and/or work experience:

35 years in trucking, transportation and logistics management, including developing, marketing, and sell-

ing services to all the major air, motor and rail carriers. 13 years owning my own mortgage closing business (very familiar with HOA rules, mortgage riders and deed restrictions).

Taught two years of "Marketing Your Writing" at OSU Main Campus summer program.

International best-selling author of mystery/suspense and science fiction, with multiple books translated into 6 different languages.

Please feel free to email me at ierry@ierryyoung.net or call 614 625 1766 with any questions, concerns or ideas

Name: Erin J. Benner

Candlewood property Unit & Lot(s): 11-81

Permanent Mailing Address: 7326 State Route
19 Unit 2505, Mount Gilead 43338

Phone #: (614) 743-4986

Email Address: 75ejbenner@gmail.com

Do you have a dwelling on your property? Yes.

Is your name on the deed as owner or co-owner? Yes.

Please list your major reason(s) for wanting to serve on the Board.

I am asking for your vote for the Board because I believe it is time for change. We need fresh ideas and people willing to work with members to get things done. I would represent this community by talking to all members and making sure I hear their concerns and bring those concerns to the board and keep those concerns in mind when I am voting for all issues. Every member of Candlewood has a voice in the work we do and as a Board member we need to remember everyone when doing this work and NOT pushing our own agenda. We should keep what the members want as our top priority because we live here, this is our home and our community and we should always think about what is best for the community. We cannot spend money without looking for creative cost saving methods and making sure we use our resources responsibly.

How do you feel you can contribute to the management and growth of Candlewood, if elected to the Board?

I believe Candlewood is strong because of our people, our common love of our community and knowing that we all only want what is best for everyone that lives here. Our Lake is our greatest asset and we should do all that is possible to maintain it. The board should be the voice of all members and should take time to meet with and talk with members as much as possible. I work well with others to get things done and I maintain a positive, respectful attitude when doing so. I also keep

Erin J. Benner Bio Continued on Page 12



Let's Connect and Discuss Your Real Estate Goals

“

Jason helped us purchase a new home and sell our existing one within a tight time frame. Our experience with him was flawless—he was extremely responsive, dedicated, and always had our best interests in mind. As a first-time homebuyer, I felt completely supported, and Kristen's experience as a first-time home seller was just as seamless and stress-free. Jason's knowledge and expertise were invaluable in making everything happen smoothly, and he guided us every step of the way. We highly recommend him!

JAMIE & KRISTEN



Jason Farris

Berkshire Hathaway HomeServices
Professional Realty



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HOMESERVICES REALTY

- LOCAL MARKET EXPERTISE
- PROVEN MARKETING PLAN
- TOP TECHNOLOGY
- PREMIUM BRAND
- 10 YEAR CWL RESIDENT

“

I am beyond thankful that we had Jason as our agent. I do not have enough kind words to say about him. Jason is incredibly knowledgeable, professional while still very personable, punctual, and genuinely caring. My fiancée and I could tell that he was whole heartedly invested in our house journey, and this meant a lot to us. We are brand new home owners, and Jason made sure we understood everything, he went out of his way to arrange last minute tours, stay up late on the phone negotiating with sellers, and dig up any and all information he could find on properties. I strongly recommend his talent to anyone buying a house.

HAYLEY U



Jason Farris

Berkshire Hathaway HomeServices
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**BERKSHIRE
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Erin J. Benner Bio Continued from Page 10

in mind that at times we have to make tough decisions that would affect all of us but I also make sure I have as much information as possible, knowledge of the situation and have researched possible effects of those decisions BEFORE I do so.

Please list your formal education and/or occupational training. Please list your career and leadership skills and/or work experience:

My Experience includes 35 years as Electrical Journeyman, working for Ohio Public Employees Retirement System as Building Maintenance technician for 5 years and Romanoff Electric for the last 15 years and own my own electrical business with my wife, Kanda and our 3 boys Parker, Luke and Greyson Benner. Firefighter with Johnsville Fire Department responding to over 300 calls in 13 years on the department and nearly all calls here at Candlewood Lake. Serve on Safety and Security Committee and Environmental Control Committee where I have had the pleasure of meeting many of you, discussing your property enhancement issues and discussing how to make this community as safe as possible. Many times I have come and visited your properties with your permission because I want to get the big picture before making the decision and hear your concerns directly from you.

Candlewood Lake Property Owner for 14 years and recently built our home and lived here for the last 3 years. I am integrated into this community and I Thank You for Your vote!!

Name: John McFarland

Candlewood property Unit & Lot(s): 10 -42/43
Permanent Mailing Address: 7677 Township
Road 58, Mount Gilead 43338
Phone #: (614) 206-1275
Email Address:mcfarland03@yahoo.com
Do you have a dwelling on your property? No.
Is your name on the deed as owner or co-owner? Yes.

Please list your major reason(s) for wanting to serve on the Board?

I have been a member since fall of 2018. During this time, I have seen the Association and the Board become more engaged with the community's concerns and needs. I wish to continue this effort.

How do you feel you can contribute to the management and growth of Candlewood, if elected to the Board?

I served on the Board from 2021 – 2024. I served as the

Secretary during this period as well. I was the Long-Range Planning Co-chair for 2 years as well as the Chair for one year. I served on the Finance Committee for 2 years.

Please list your formal education and/or occupational training:

I have a bachelor's degree from Franklin University. I have been a member of Nolan Consulting Group for 18 years. We are involved in training on every level from sales to CEO's.

Please list your career and leadership skills and/or work experience:

I have been the owner of our business for 35 years. During this time I have managed our business through recessions as well as the unfortunate death of my business partner.

Name: Debbie Edwards Meissner

Candlewood property Unit & Lot(s): 3-37B/38
Permanent Mailing Address: 7326 State Route
19 Unit 3606, Mount Gilead 43338
Phone #: (614) 301-1804
Email Address:debbie10meissner@gmail.com
Do you have a dwelling on your property? Yes.
Is your name on the deed as owner or co-owner? Yes.

Please list your major reason(s) for wanting to serve on the Board?

Candlewood Lake is a great asset to Central Ohio. As a primary revenue source and tax base for Morrow County we need to have a unified membership voice throughout Ohio for the benefit of our community. Grants and Addressing should be attainable. There is no reason why we should worry about emergency services or others finding our home.

Candlewood Lake is a business with a \$4 million dollar budget and should be run professionally. That includes recording how every board member votes on each issue. Our board is tasked with hopefully managing our community efficiently and professionally. They act on our behalf and we should know how they vote and direct our affairs.

How do you feel you can contribute to the management and growth of Candlewood, if elected to the Board?

- I have previous experience serving as a founding member-representative for a newly established HOA - that 40 years later is thriving.
- I am a twenty-year homeowner of Candlewood and

possess historical knowledge needed to avoid mistakes of the past.

- I have served work-related roles that require bringing opposing sides to consensus.
- I will recommend that all votes taken at board meetings be recorded so each board member is accountable for his/her actions.
- I will work with Morrow County to facilitate proper physical home addressing for our community.
- I care about property values and am committed to the preservation of Candlewood.

Please list your formal education and/or occupational training:

- Graduate of Tiffin Columbian High School, Bowling Green State University, and hold two Master degrees (Administration and Health) from The Ohio State University

Please list your career and leadership skills and/or work experience:

35 + year work history with Westerville Schools, retiring as the Central Office Administrator - Director of Human Resources - Classified Staff and Health & Safety Services serving as the District's Hearing Officer, Safety Director, Director of Enrollment. oversaw Food Service Operations, Served on Employee Relations Board & Employee Contract negotiations, District Residency Investigator, and oversaw large budgets, amongst numerous other responsibilities.

Name: Kyle Kanagy

Candlewood property Unit & Lot(7326 State Route 19 Unit 2104, Mount Gilead 43338

Phone #: (419) 569-9376

Email Address:kanagyhvac@gmail.com

Do you have a dwelling on your property? Yes.

Is your name on the deed as owner or co-owner? Yes.

Please list your major reason(s) for wanting to serve on the Board?

I have a deep, personal connection to this community, and I believe in its potential for continued growth and improvement. I've lived in Candlewood Lake for 15 years, and during that time, it has truly become my home. I'm passionate about not just living here but actively contributing to its development. I enjoy connecting with others and building relationships, and I'm eager to continue the work we've started together. As I seek reelection to the Board of Trustees, my goal remains the same: to work collaboratively with fellow residents and leaders to build a stronger, more vibrant

community for everyone.

How do you feel you can contribute to the management and growth of Candlewood, if elected to the Board?

If reelected, I will continue bringing dedication, experience, and a passion for service to the board. I'm committed to working closely with others to ensure that every decision we make reflects the needs and desires of our residents. My priorities include improving infrastructure, enhancing public safety, and elevating the overall quality of life in our neighborhood. I'm also dedicated to listening to all voices and making thoughtful decisions that reflect the values and needs of our community. During my first term on the board, I identified a cost-effective solution to repair the community's baby pool for under \$5,000 – far less than the initial plan to tear it out and replace it. This approach preserved an important amenity for families and saved the community a significant amount of money.

Please list your formal education and/or occupational training:

I received my Bachelor's degree in Information Systems: Data Networking from Liberty University and my Associate's degree in Computer Networking from Marion Technical College. I also hold an OSHA 30-hour Certification. These qualifications have helped shape my practical, solutions-focused approach to challenges, both in my career and community service.

Please list your career and leadership skills and/or work experience:

I have taught HVAC for ten years, a role that has allowed me to share my technical knowledge while building strong communication and mentoring skills. During this time, I also worked as a Service Manager, where I oversaw daily operations, led teams, and ensured customer satisfaction. I proudly served as a Corporal in the United States Marine Corps, where I developed leadership, decision-making, and teamwork skills under pressure – qualities I continue to bring into both my professional life and community involvement. My time in the Marine Corps instilled in me a strong sense of discipline, accountability, and service. It also taught me the value of mentoring and guiding others. I'm dedicated to facing challenges head-on and working collaboratively to drive positive outcomes. I'm excited for the opportunity to continue serving on the Board and contributing to the ongoing success, unity, and growth of our community.



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THE JACK LEHMAN MEMORIAL 4th OF JULY FIREWORKS

This year's fireworks show will be held on Friday, July 4th (rain date July 5th) and once

Sponsor Level	Support Value	Your Earned Recognition
Red	\$1,000 and above	❖ In addition to the Recognition listed in the White and Blue Sponsor levels: ❖ Posters identifying your sponsorship at the Harmon Lodge & RV Lodge Swimming Pools, and at the Association Office during the week before and after the Fourth of July Celebration. ❖ Listing in blast e-mail of July 3 to all 1,200 Candlewood property owners. ❖ Special appreciation listing in The Chronicle, the Association's membership newsletter for July and August. ❖ Public thank you at the July 28 Board of Trustees meeting.
White	\$500 to \$999	❖ All donors are acknowledged and thanked, by level, on our website and on Facebook. ❖ Thank you letter to you and your company. ❖ Listing in blast e-mail of July 3 to all 1,200 Candlewood property owners.
Blue	\$100 to \$499	❖ All donors are acknowledged and thanked, by level, on our website and Facebook. ❖ Thank you letter to you and your company.

again our community can count on an amazing display – in part, due to the generosity of members, friends, and businesses that donate to the fireworks fund.

In addition to the recognition offered to corporate donors, individuals and families that contribute at various levels will be recognized as well! Donations of ANY AMOUNT are appreciated and add to the success of the fireworks display.

Please make your donation by Friday,

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June 6th. Donation checks made payable to "Candlewood Lake Association", with a memo message of "2025 Fireworks", can be dropped off at the Association Office or mailed to:

Candlewood Lake Association, Inc., 7326 State Route 19, Unit 1507, Mt. Gilead, Ohio 43338

Donations to Candlewood are not tax-deductible. Candlewood's nonprofit status does not grant recognition of contributions and donations as tax-deductible charitable gifts.

LOCAL AUTHOR VISITS CANDLEWOOD LAKE

On March 27th Candlewood members were treated to humorous and heart-warming stories from local, award-winning author, Mindy McGinnis. Mindy's books cross many genres including post-apocalyptic, fantasy, historical, thriller, contemporary, and mystery. She has written something for everyone.

To learn more about Mindy, her books, and her upcoming appearances, visit her website at <https://www.mindymcginnis.com/>. You can also sign up to receive her newsletter. Locally, her signed books are sold at the Cardington Café.



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**PONTOON BOAT
LAUNCH DAYS**

April 26 & 27 | May 3 & 4
10:00 am – 4:00 pm

NORTH DOCK

\$25 to launch from the North Dock.
\$40 to launch from any other CWL property,
including Harmon's & Philomena's.

NOTE: Pontoons are launched on a first come/first serve basis
on the specified dates only.
No Reservations necessary.
Please see the FBC volunteers at the North Dock for
your place in the queue to launch from there or from
your boat storage spot.



**THE PONTOON BOAT
IS MY HAPPY PLACE**

May 2025

Check the event calendar on the CWL website for the most up to date event information;
dates and/or times of meetings may change after publication.

Sun	Mon	Tue	Wed	Thu	Fri	Sat
27	28	29	30	1 Cookbook Club Unit 4 Lodge 6pm "Focus on Pollinators" National Day of Prayer HL 7:30pm	2 Quilters & Crafters HL 9am-1pm	3 Pontoon Launch North Dock 10AM - 4PM
4 Pontoon Launch North Dock 10AM - 4PM	5 Cinco de Mayo	6 Community Events Committee 4:30pm ECC Committee 6:30pm	7 Chronicle Committee 6:30pm HL Executive Committee (Exec Cmte only)	8	9	10 Coffee & Conversation HL 9am-10:30am
11 Mother's Day	12 Utilities Committee 4pm HL Long Range Planning Committee 6:30pm HL CWL Band Practice Unit 4 Lodge 7pm	13 Lake & Siltation Committee 6:30pm HL Emergency Readiness Sub Unit 4 Lodge 7pm	14 Maintenance Committee 4pm	15	16 Quilters & Crafters HL 9am-1pm	17 Bass Tournament HL Dock 6:30AM Annual Meeting HL 10apm Music @ HL 7-9pm
18	19 Finance Committee 6pm	20 Bylaws/Official 6pm	21 Safety/ Compliance Committee 6:30pm	22 Northmore Jazz Band Concert HL 11am-7pm	23 Black Willow Office PL 11am-7pm	24 Pancake Breakfast HL 8-10am
25 Monthly Assessments & Water Payment Due	26 ● Memorial Day Association Office Closed	27 Pools & Recreational Facilities Committee 7pm CWL Band Practice 7pm	28	29 Hands Only CPR HL 11am-7pm	30 Athena Food Truck Office PL 11am-7pm	31 Kayak Kickoff South Dock 8:30AM

June 2025

Check the event calendar on the CWL website for the most up to date event information;
dates and/or times of meetings may change after publication.

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3 Community Events Committee 4:30pm ECC Committee 6:30pm	4 Chronicle Committee 6:30pm HL	5 Cookbook Club HL 6pm "Manly Meals"	6 Quilters & Crafters HL 9am-1pm Garage Sales 8-5 Craft Fair HL 9-3 Panchos Tacos 11-7 Happy Hour Here 6-8	7 Garage Sales 8-5 Craft Fair HL 9-3
8	9	10 Lake & Siltation Committee 6:30pm HL Emergency Readiness Sub Unit 4 Lodge 7pm Moonlight Paddle North Dock 8:30PM	11 Maintenance Committee 4pm	12 Dumpster Day	13 Dumpster Day Until Noon Panchos Tacos Association Parking Lot 11-7	14 Flag Day Music @ Beach 6-8pm
15 Father's Day	16 Finance Committee 6pm	17 Bylaws/Official 6pm	18 Executive Committee (Exec Cmte only) Safety/ Compliance Committee 6:30pm	19 Juneteenth	20 Quilters & Crafters HL 9am-1pm Panchos Tacos Association Parking Lot 11-7	21 Bass Tourney HL Dock 6:30AM Group Paddle CWL Beach 8:30AM Progressive Dinner Various Locations 4pm
22	23 BoT Meeting 7pm HL	24 CWL Band Practice 7pm	25 Monthly Assessments & Water Payment Due	26	27 Athena Association Parking Lot 11-7 Happy Hour Here 6-8	28 All Species Tournament HL Dock 6:30AM Emergency First Aid HL 9AM Music @ Beach 6-8pm
29	30	1	2	3	4 Independence Day	5

EASTER EGG HUNT

Take 1,000 colorful eggs, add 52 excited children, 3 fluffy show bunnies and 1 friendly Easter bunny and it becomes a fun morning for all. A special thank you goes out to Amanda Lewis, Kathleen Short, and Elaine Merchant for organizing this event; Candlewood's Easter bunny Brenda Crummel; Blake and Bristol Hege-mier for sharing their beautiful bunnies; the residents who donated candy and toys, and the volunteers who set up, directed traffic, made popcorn, and helped in so many ways.

For more photos, you can visit: <https://amandaallisonphotography8.pixieset.com/cwleastevenet/>
If you have any questions, please email Amanda Lewis at <mailto:amandaallisonphotography@gmail.com>.



"Walking on Sunshine" 

**Join us beginning
Tuesday, May 6th.**

**Tuesdays & Thursdays
9 am**

- Park at tennis courts.
- We'll walk a 1-mile route along Candlewood Drive to Rigdon, around Sugar House, down Guiding Star, and back.
- Walk it as many times as you like!

**?s contact Shari Moseley
at 330-699-5004**

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with us!**



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JULY 12 ALAN DUFFY

JULY 26 LAKE HOUSE HARMONY

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Community Events Committee Guideline for Submitting a Proposal

The 2025 Community Events Committee (CEC) calendar was approved last fall, but we are always interested in suggestions for new events. If you would like to propose a new event for this year, provide a description including the following information and submit it to cwlcommunityevents@gmail.com. Or for assistance, visit the Community Events Information Table at Coffee & Conversations.

Proposals should be submitted before the 3rd Tuesday of the month to be reviewed and questions asked and answered before the CEC meeting held on the 1st Tuesday of the following month.

Provide a brief description of your plan.

- List the person(s) to be in charge (include email and phone).
- When and where it will be held.
- Whether it involves any outside resources or contracts (please include details).
- Whether anyone involved in planning the event could personally benefit from the event (if so, explain).
- What do you anticipate as to the budget (tickets, donations, breakeven or expenses)?

- What is anticipated as volunteer assistance needed?

Once the above information is received, a member of the CEC will contact you and assist you in presenting the proposal for CEC member review, vote and, if approved, provide information and assistance in planning and organizing all aspects of the event.

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STAY IN THE KNOW!

Are you getting the "Friday Emails" from CWLA? If you haven't signed up for the email distribution list, please do so with the Association Office. Community Updates are sent weekly and other special messages (e.g., meeting changes, road closures, etc.) are sent out as needed. Email us at receptionist@can-dlewoodlake.us to get added!

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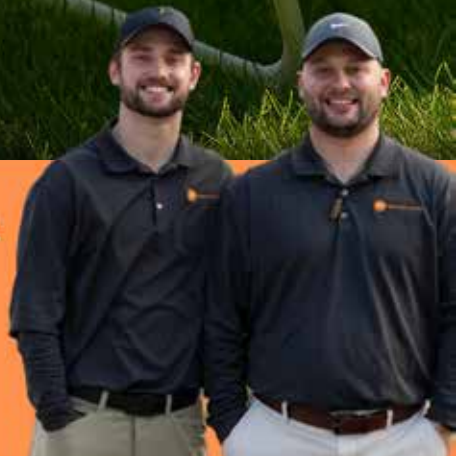


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MAY 30	ATHENA
JUNE 6	PANCHOS TACOS
JUNE 13	PANCHOS TACOS
JUNE 20	PANCHOS TACOS
JUNE 27	ATHENA

July & August dates will be announced later.

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2025 GRADUATES!

**We want to celebrate our
Candlewood 2025 graduates!**

Tell us about your high school, trade school, and college graduates
so they can be recognized in an upcoming issue of the Candlewood Chronicle.

Email us at cwchronicle@candlewoodlake.us
with the following information:

- Graduate's name
- Institution graduated from
- Honors, future plans
- Include a photo if you wish!

CANDLEWOOD LAKE • BOARD CANDIDATE 25'



"I HAVE BEEN A MEMBER OF CANDLEWOOD LAKE SINCE 2018, AND SERVED AS BOARD SECRETARY FROM 2020-2023. DURING THIS TIME, I'VE SEEN THE ASSOCIATION AND BOARD BECOME MORE ENGAGED WITH THE COMMUNITIES CONCERNS AND NEEDS. I WISH TO CONTINUE THIS EFFORT AND SEE CANDLEWOOD THRIVE!"

MEET JOHN MCFARLAND

KEEPING THE COMMUNITY A COMMUNITY

QUESTIONS? EMAIL ME AT JOHN4CWL@YAHOO.COM

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DOCUMENTS/INFORMATION AVAILABLE ONLINE

Board and Committee Meeting agendas, SBARS, and minutes (after approved), and more are available on the CWL website in the Resident Portal under the "Documents" tab: <https://candlewoodlake.us/login/>

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I want to hear your concerns and suggestions for our community. Call or text 740-541-0928 or

email me at cvanderkooi45695@gmail.com. I look forward to serving you! (Unit 1, Lots 124-127)

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2025



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JUNE 10: MOONLIGHT PADDLE 8:30 PM @ SOUTH DOCK
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JULY 26: MORNING PADDLE 8:30 AM @ CWL BEACH
AUGUST 8: MOONLIGHT PADDLE 8:30 PM @ NORTH DOCK
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Bird Walk

WEDNESDAY, MAY 28 - 7:00 PM



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Members Only Classified Section: two lines \$10 per issue. Above rates are contingent on receiving a "print ready" electronic image. Deadline for ads is the third Wednesday of every month. Ads must be paid for in advance.

Submit ads or questions by email to: cwlchronicle@candlewoodlake.us

Payments by check can be dropped off at the office or mailed to:



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CWL does not endorse any advertiser and claims no liability for the content of any ads or services provided by the advertiser.



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VOLUME II

May 2025

Number 5

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Editor - Association Office.