

LOWHAN NEWS

LAKE OF THE WOODS HOMEOWNERS ASSOCIATION NEWSLETTER

IT IS THE MISSION OF THE LAKE OF THE WOODS HOMEOWNERS ASSOCIATION TO WORK IN PARTNERSHIP AND RESPECT WITH THE COMMUNITY TO PROVIDE AN EXCEPTIONAL AND SAFE ENVIRONMENT AND STRIVE TO PROTECT THE INVESTMENT OF THE HOMEOWNER WITH THE HIGHEST LEVEL OF INTEGRITY, FISCAL RESPONSIBILITY AND TRANSPARENCY.



President's Corner

Happy 2019 everyone! I hope you all enjoyed a wonderful holiday season with family and friends. This is the time of fresh beginnings and new resolutions. It's a great time to consider how you can be involved and give back to our community.

During 2018 there was considerable progress on our building renovations and painting. Painting should be complete in the next couple of months. We are pleased to see the new landscape enhancements on North Carolwood following the painting

If you were not able to attend the "First Friday" happy hour in December I am sorry as you missed a fun time. We were pleasantly surprised with live music by **Paul Felter** and his friend Orlando. We are blessed that Paul, a new owner, wanted to share his talent and entertain us at this event. Thank you Paul!

Along with the music and fellowship I also enjoyed meeting other new residents. Whether you are new or old come on out for another Happy Hour on Friday, January 4th, meet your neighbors and have a good time.

I hope you have seen the activity at the playground. At the time of this newsletter publication the playground should be nearing completion. Be sure to watch for the grand opening with fun and food for all.

I look forward to journeying into 2019 with all of you at Lake of the Woods. *Wayne Stewart*

January 2019

Highlights

Tuesday, January 1st

New Year's Day

Clubhouse Closed

Friday, January 4th

Happy Hour 5-7pm

Saturday, January 5th

Florida Sewing Sew-Ciety 10am

Monday, January 14th

Parallel Beliefs 3pm

Tuesday, January 15th

Board Meeting 7pm

Saturday, January 19th

Bunco at 12:45pm

(Note day change this month)

ONGOING ACTIVITIES:

Senior Bowling -Mondays 1pm

Bingo - Second Tuesday 6pm

Piecemakers -Wednesdays 10am

Bridge - Every other Wednesday 6pm

Bible Study -Thursdays 10am

Neighbors Table-2nd Thursday 5:30pm

Bunco - Second Saturday 1pm

Check with LOW office for details

The full calendar including LOW

committee meetings is on the

back page of this Lowhan

Please be reminded to **SLOW DOWN** as you drive through our wonderful community.

THE SPEED LIMIT 15mph.

Money Matters



Happy New Year! It seems we're closing out this year in pretty good shape from a budget perspective. Though we did borrow \$25,000 from our prior year budget surplus to balance our 2018 budget, it looks like we'll end up approximately \$40,000 under-budget at year end.

Our Assessment Receivables continues to be a concern as its total was \$40,450.73 at the end of November compared to \$35,453.19 at this time last year. As of the end of November, we had 14 delinquencies with a minimum of \$400 balance due and 11 of those had a balance of \$1,000 or more. Our largest individual property delinquency as of November 30th was \$9,987.70.

A comparison of our operating budget vs. actual expense through November reflected monthly expense of \$61,852.07 compared to budgeted expense of \$77,411.11 for a difference of -\$15,559.04. Our YTD actual expense totaled \$854,381.87 vs budget of \$898,641.70 for a difference of \$44,259.83. Approximately \$29K of that under budget amount is for painting with another \$17K attributable to lumber, gutters and supplies related to painting. Add to that an additional \$14K of being under budget in Maintenance and Rec salaries due to staff shortages and we should end the year within our budget, barring any surprise expenses in December. Though it is nice to be under budget, not getting the painting done that was planned for the year isn't a good consequence.

We do anticipate more reserve funds being expended by year-end for our playground upgrade. The Board has approved spending up to \$70,000 for playground improvements. At the time of this writing, the new equipment is on its way and work will start on installation preparation in mid December. So hopefully, Santa delivers us a new playground for Christmas!

Looking ahead to 2019 and suggested projects and upgrades to accomplish, we have updating the clubhouse restrooms on the list as well as building/creating a storage area for our tables and chairs. We also have some road repair and drainage work to do. Additionally, our Social Committee has put together a list of clubhouse improvements to make that venue more attractive and usable for us all.

At its November meeting, the Board did approve the final version of our proposed 2019 budget which includes increasing our monthly assessment fee to \$208.68 (2.4% increase which will be effective April 1, 2019) and adjusting \$40,000 from prior years budget surplus to balance our 2019 income vs. budgeted expenses.

Fund balances as of November 30th:
 Operating Account Funds, \$370,977.05
 Reserve Account Funds \$2,131,376.61.
 Total balance as of November 30, \$2,502,353.66.

As we do close out 2018 and look ahead to 2019, I'd like to acknowledge those in our community who serve on our various committees, the Board, and of course our staff to help make Lake of the Woods a pleasant and attractive place to live. The extent of our volunteer efforts helps us continue to be a desirable community. If you'd like to be a part of the decision making process or just be better informed about our community, join a committee, run for the Board, or come to our regular board meeting each month.

Jo Elmblad



Our new playground has arrived! It will be installed and ready for play this month. The renovation of the basketball and shuffleboard courts will also be completed.



REMINDER: *Outside holiday decorations (Christmas, Hanukkah and such) are permitted from November 22 – January 10. These decorations must be removed by January 10, 2019.*

The LOW Staff and I would like to thank the Homeowners Association for the Christmas treats. We always appreciate the thoughtfulness of the community. Happy New Year to all!
Andra Smith
Community Association Manager

Join us for another First Friday Happy Hour
A casual get together, hosted this month by the LOW Nominating Committee for all LOW Neighbors and Friends on **Friday, January 4th** from 5 - 7pm in the **LOW Clubhouse.**
Setups and snacks will be provided **B.Y.O.B.**



BYOB Happy Hour on the First Friday of the month is making its way back to our LOW Clubhouse. The December kick off event was a lot of fun and new resident musician **Paul Felter** entertained us and Janice Barr's son **Chris** was our fabulous bartender! Everyone was in a festive mood and a few came out on the dance floor.



Congratulations!
Tartaglia-Straube
 December BINGO
 winners: **Barney**
Blackburn and **Jo Ann**
Rastorfer
 of Santa's display
 in the clubhouse
 foyer cabinet during
 December.

If you have a special
 collection you would like to show off in
 the clubhouse please contact Ann Gile
SANTA
 321-972-1302 or Nancy Miller 407-280-6994

COOKIES
 Lake of the Woods
 Celebrates the Holidays
 = **FUN**



RECYCLE! RECYCLE!



Please leave your Aluminum cans out on Tuesdays for pickup. The proceeds benefit many LOW activities.

AND for your information the following items **ARE** accepted in the Seminole County curbside recycling program:

- Pasteboard (i.e., cereal boxes, empty paper towel and toilet paper rolls, soda boxes, beer boxes, tissue boxes, gift boxes, pizza boxes and shoe boxes)
- Brown paper grocery bags (no wax, no wet strength material, no liners)
- Corrugated cardboard (flattened and cut down to fit inside the recycle bin)
- Newspaper, supplements, magazines and catalogs
- Box Board, Carrier Stock, White and Colored paper
- Plastic Containers #1-7 (#'s on bottom of containers) Remove all lids
- Glass bottles and jars (clear, green and brown) Remove all lids
- Aluminum cans
- Steel cans and tin household containers, such as food cans
- Telephone Books

Parallel Beliefs
 These items **ARE NOT** included in the curbside recycling program
Monday, January 14, 2019

- Plastic Bags
- Plastic Cups
- Paper Cups (Wax Lined)
- Paper Plates (Wax Lined)
- Motor oil or pesticide containers
- Light bulbs or drinking glassware
- Aluminum foil or pie plates
- Paint or pesticide cans

LADIES Bible study will resume January 3, 2019. All ladies in Lake of the woods are encouraged to join us. 10am Thursday through out the year.

CALL (407) 665-2260 FOR A NEW RECYCLING BIN

MANGER'S NOTE TO RESIDENTS:

We are under a **WATER RESTRICTION** and may only water on **Tuesdays and Fridays**. No watering between 10am – 4pm. You may notice us watering some areas during the day but it is for repairs and inspections. We spoke to Seminole County and this is allowed. Also, *new plants are allowed to be watered every day for 30 days after install.*



Gary Medley
Broker-Realtor
Venture I Properties
407-463-5242 cell

Specializing in Lake of the Woods, Seminole and N Orange County. A 30 yr resident of LOW and licensed Realtor since 1979. Call for "Recent Transaction" list.

Email: garymedley@ymail.com
Website: www.garymedley.com



James Cain

REALTOR®

Cell/Text: 407-718-1535

Office: 407-629-4420

Fax: 407-629-4480

Email: JimCainKW@aol.com

Website: www.jimcain.kw.com

708 E. Colonial Drive, Suite 200
Orlando, FL 32803



KELLERWILLIAMS
At The Parks

Each Keller Williams Office is Independently Owned and Operated

Advertise Your Business Here

Reasonable Rates reaching a great community in the North Orlando area. Contact the Lake of the Woods Office at 407-834-6828

McNamara's Home Improvements, LLC
Corey McNamara
Licensed & Insured
407-715-2282

coreymcnamara@mcnamarashomeimprovements.com

LOW CLASSIFIEDS

SERVICES:

Computer Help in your home on your computer. Internet searches, email, Word, Excel and Publisher. Terry 407-761-1506.

Alpha Comfort Design Inc. Complete Cooling and Heating Solutions CAC 1817635 Fully licensed/insured AC and heating now in your neighborhood. No service/diagnostic call fee with approved repair. Call 407-304-6463 Luke 407-234-2048 or stop by 329 Dryberry Way.

Pressure Washing Pressure washing, clean driveways, I am your next-door neighbor. Garrick Jackson. Reasonable rates. Leave a voicemail. 407-960-2879



Deborah Morgan
REALTOR®



7250 Red Bug Lake Road, Suite 1000
Orlando, FL 32765

OFFICE 407-366-4500

CELL 407-314-8610

FAX 407-706-6887

deborah_morgan75@yahoo.com

Each Office Independently Owned and Operated

