

LAKE
of the
WOODS
Townhomes

LOWHA NEWS

Director's Corner Gary DeSantola

Here we are half way through the year and I'm still trying to figure out how the time has flown by so quickly.

I'm encouraged that we've decided to use the VOLO system to facilitate community communications such as: emergencies, notification of water or sewer outages, automated weather warnings, upcoming meetings, and other information of importance to homeowners and tenants. To participate, you must have your contact information on file in the LOW Office to receive this information.

You will be able to be notified by phone, text e-mail, or any combination of all three. I BE SOOOO HAPPY NOW!!! As I've been pushing communication, communication, communication for so long. I really hope that this helps all of you keep up with what is happening here in LOW.

Additionally, we are still working on correcting issues with our sound system used during Board of Directors (BOD) meetings. We are also active in our attempts to push Duke Energy to start changing out our street lights and work with us on identifying our power grid, and ways of restoring power sooner in black out or storm situations.

Currently with all of the heavy rains we are dealing with there is very soggy ground in some areas so please be patient as we are seeking solutions.

HAPPY FATHER'S Day!

***Special Board Meeting Friday June 1,
2018 at 4 pm at the clubhouse***

June 2018

BOARD MEETING

June 19th, 2018

7 pm

MONEY MATTERS – Jo Elmblad

Our accountant recently completed the Association's 2017 Audit and Financial Statement. Per the report, "the financial statements present fairly, in all material respects, the financial position of Lake of the Woods Homeowners Association, Inc., as of December 31, 2017, and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America." Our General Fund balance at the beginning of the year was \$652,150. Our year-end General Fund Balance was \$746,190 for a \$94,040 difference as shown in the summary report. Reserve Fund totals as of year-end included Roof at \$1,027,240; Capital Fund at \$116,360 and R&R at \$230,790 giving us a fund balance at year-end of \$2,120,580. Homeowners interested in seeing more detail may request a copy of the report from the office.

Balance Sheet and Income Expense statements summarized through April 30th, 2018 reflect improvement, for a nice change, in our Assessments Receivables total. It decreased to \$39,764.39 compared to \$42,561.08 at the end of March, due to a payment of \$8,910.00 received on one of our long term delinquent accounts. That amount includes assessments due, late fees and interest plus attorney's fees. However, we continue to have additional delinquencies developing. Late Fee Receivables for the month of April totaled \$3,453.38. Legal Receivables at month end were \$7,672.27 and Owner Interest Receivables came to \$1,141.28 as of the end of the month.

A comparison of our operating budget vs. actual expense through the month of April reflected monthly expense of \$55,312.75 compared to budgeted expense of \$83,411.11 for a difference of \$28,098.36. YTD actual expense was \$292,704.19 vs budget of \$354,913.93 for a difference of \$62,209.74. Significant under budget categories so far this year include Payroll Maintenance (-\$4,529.22) and Payroll Receivables (-\$4,173.08), Lawn Maintenance (-\$5,654.25), Lawn Fees, Plants/Shrubs (-\$11,519.43), and Painting (-\$20,041.68.)

Several possible enhancements to the community are being studied. Building & Grounds is evaluating playground upgrades. A new Security Committee is focusing on several different areas including lighting at clubhouse and common areas, parking, and possible installation of security cameras. Finance is looking at options for employee medical coverage.

The Board did approve adding the VOLO communications system to provide residents with updated information regarding weather, special announcements, reminders, etc. Notification to residents can be made by phone, e-mail, or text and will be administered by the office. Expect to hear more about this system as it is implemented in the community.

MANAGER'S DIGEST**MISCELLANEOUS:**

The recreation department has now received their t-shirts so that it will make it easy to identify them.

While Building and Grounds works on the playground project, the Association has ordered new swing seats.

Since the last board meeting (4/17/18 – 5/11/18) the staff and vendors have completed 176 work orders.

MAINTENANCE:

The maintenance team is working on Pylewood.

PAINTING:

Paul (Colortek Painting) has started 1521-1539 Pickwood.

LANDSCAPING:

Vileno has been on property 3 days a week working to get the property up to date with the trimming and detail which will take another week to complete. ECO has been spraying the turf and shrubs. We will be starting a monthly spraying of the canal to keep debris cleaned. This process has been approved by Seminole County Lake Department.

TREES:

Robert (Tree Tech) has been working on work orders and trimming the trees around street lights.

IRRIGATION:

Brian and Alfonso have been doing repairs and installs along with work orders.

Respectfully submitted,

Andra Smith, CAM

LOW SNAPSHOT

Seminole County Sheriff's Office public records for the month of May 2018 indicate Deputies responded to calls within Lake of the Woods on the following streets:

Carolwood Blvd	Carolwood Pt
Drywood Ave	Eastwind Ln
Fallwood St	Goodridge Ln
Lake of the Woods & Wintergreen Blvd	
Meadowood Blvd	N Carolwood Blvd
Nettlewood Ln	Sherrywood Ct
Sherriwood St	Truewood Ln
Winterberry Ln	Wintergreen Blvd

Woodridge Dr

Responses included:

EVENT DESCRIPTION	Number of Events
Alarm/Residence	3
Assist Other Agency	2
Attempt to Contact	2
Attempt to Contact-Well Being Check	1
Disturbance – General	1
Disturbance – Noise	1
Economic Crimes	1
Elder Service	1
Information	4
Out of Service – Court	9
Sick Person	12
Vehicle Stop	1
911 Hang-up/Mobile	1
GRAND TOTAL	39

OFFENSE REPORTS/On-Going

TYPE	#
Fraud-Impersonation	1

The May 9th "Tactical Briefing" presentation by Seminole County Sheriff's Office disclosed that LOW continues to exhibit a relatively low incident of criminal activity per capita. The Seminole County Sheriff's Office emphasized that it has been proven that criminal activity increases in darkened isolated areas. LOW residents are encouraged to utilize front and back lights to "LIGHT UP" LOW neighborhoods. The Deputies also urged residents to call (407) 665-6650 – the Seminole County Sheriff's Office non-emergency number or 9-1-1 when they see or think they see some nefarious activity. The presence of a marked vehicle can in and of itself deter criminal activity.

The LOW Building & Grounds Committee continues to attempt to identify suitable security lighting. Our Neighbor-to-Neighbor Volunteers stand ready to help troubleshoot non-working lights, (407) 834-6828.

A limited random review of LOW homes utilizing front lights will continue and be reported.

Should you want more information on any of the reported SCSO Deputy responses listed in the chart, **first** contact your Neighborhood Watch Captain for the street name of the event and **second** contact Seminole County Sheriff's Office non-emergency number (407) 665-6650 for any additional details.

Events that are on-going investigations are not disclosable to the public for safety, security and privacy considerations.

**** Heather Campbell ****

**** (407) 496-7005 ****

TACTICAL BRIEFING – Update

The Seminole County Sheriff's Office May 9th "Tactical Briefing" presentation provided LOW residents in attendance with answers to many questions in an extensive open Q&A format. Five representatives of Seminole County Sheriff's Office including Undersheriff Lou Tameo, Lieutenant Miguel Sierra, Sergeant Andrew Thomas, Deputy Wesley New and Deputy Amber Belanger shared their perceptions that although Lake of the Woods statistically is considered a safe community emphasis needs to be further placed on the importance of night-time illumination to help minimize darkened isolated areas where nefarious activities tend to increase. Of additional importance is the need for residents who SEE SOMETHING or think they see something to CALL the Seminole County Sheriff's Office non-emergency number (407) 665-6650 or 911. Residents were advised that the Sheriff's Office is unaware of community issues/concerns if no calls of suspected or actual activity are received. The presence of marked units patrolling the community can in and itself deter criminal activity.

Sergeant Thomas, a SWAT team leader who brought SWAT protective equipment for review, emphasized that if an active enforcement action is observed, residents are advised to remove themselves from the area as officers are concerned with the safety of residents, themselves and lastly the subject. Observers/bystanders are not only a hazard but a distraction.

Resident Service at LOW**NEIGHBOR to NEIGHBOR**

Your neighbors want to help when we can..... changing light bulbs, light court yard clean up, hanging pictures too big for one person to lift, etc. If you come up with another project, we will be glad to discuss. Please call the office, 407-834-6828, and let them know what your needs are. Be sure they have your current phone number. You will then be contacted by someone from the committee to schedule a time. We look forward to hearing from you.

Balance Class

Another balance class will be beginning in July. The class will be on Mondays from 10 to Noon, in the clubhouse. Please see the flyer in this LOWHAN. This class is limited to 12 persons. Please call Terry Brown, 407-761-1506, if you would like to take the class.

Marathon Bridge

On Sunday, May 6, each pair of the Marathon Bridge Group was trying to improve their score while enjoying the array of hors d'oeuvres displayed by all. Final results showed first place going to **Ray and Linda Amundsen**, second to **Melissa Jones and Irene Culkar**, third to **Warren and Pat Baldwin**, fourth to **Ken and Franca Hise** with **Mary Specht and Isabel Orr** in fifth. Plans are already underway for the next round when play resumes in September. Should any resident wish to form a pair and enter the competition they should contact **Ken Hise** (kwhise99@gmail.com) by the first of August who will again be keeping records for the next year.

THANK YOU, LAKE OF THE WOODS

We want to thank everyone for food donations to Kindness Club at English Estates Elementary School. The final numbers aren't in yet but with your help we fed many challenged families.

Kindness Club provides a bag of food to children from food insecure families. The participating children depend on free breakfast and lunch at school. Food from Kindness Club helps them eat over the weekend. A Kindness volunteer greets each child and mentors them, they get bread and dessert; and then they get to choose a book to keep. If they have a book report, they get a prize.

Over the summer, English Estates will be providing breakfast and lunch to all children age 18 or younger. Food from our donation box will still be collected and distributed.

School starts August 10, 2018. Kindness Club will resume sometime after that.

English Estates Elementary School Dividends can use volunteers in many areas. Volunteer in the library or a classroom, mentor a child, help a child read, and more. To become a volunteer, go online to the English Estates Elementary School homepage. Click on "Volunteers" and it will guide you.

Again, thank you Lake of the Woods for your generosity.

Alice R Friedman

I would like to thank my LOWHA Family for all of their gifts, cards, flowers and prayers. Overwhelmed with the kindness and love. Recuperation going very well.

Pat Dunmire



LOW Sewing Group had a celebration lunch for Janet Greer who is 90 years young. Happy Birthday Janet!



One of the many assets in Lake of the Woods is our clubhouse. On Saturday May 5, residents **Katherine and James Cain** and the Kentucky Alumni & Friends Club of Central Florida held their **Kentucky Derby** party at the remodeled auditorium. In addition to enjoying our clean and spacious facility, they appreciate our staff who assisted in making this one of the best parties ever (previously held at other locations). They would like to thank **Savannah, Daniel, Andra** and especially **Pedro** for their assistance in making this a tremendous success.

RECYCLING

Doris Huskey

The Social Committee wants to thank all the residents of LOW for putting their aluminum cans out for Alison and me to pick up every Tuesday morning. We average between \$50 and \$70 a month, depending on all of you. Our motto is, "drink from a can and leave the bottles in the store!" If we could recycle wine bottles, we'd be rich. The people of LOW loves them some wine... Anyway, the money we get from the cans is turned over to the Social Committee and used for parties and Thanksgiving dinner, and to buy décor for the Clubhouse. Thanksgiving is free; all you have to do is bring a dish to share and a non-perishable food item (not in glass) for English Estates. Some of our events have a small charge, but it's usually not near enough to cover the cost of the food. That's where your cans come into play. Without them SSC could not have near as many events. This year we also bought the sconces and the new art work in the Auditorium.

Sharon Roof also recycles clothes during LOW's annual Flea Market. She and her helpers take your donations, sell them and this money is also used by the Social Committee for events. Lorraine Jourdan and The Piece Makers recycle material & batting into lap blankets for Veterans and blankets for babies. Alice Friedman recycles donated books, school supplies and food to English Estates. Some of those kids would have nothing to eat over the weekend if not for the donated food, and each child can go home with a book. The teachers and the students benefit from the school supplies because if not for donated items, the teachers often pay for supplies themselves, or a child has to do without.

Alison and I also collect Box Tops for Education, which are worth 10 cents each. We usually get about 20 a week. Joann Terry collects from the North side, both cans and box tops. She is such a help to the community, and will collect even if she just got out of the hospital. English Estates uses these Box Tops to buy supplies and sporting equipment for the school.

I don't want to leave out Jax, our mascot on the golf cart... He recycles hugs and greetings from the residents into huge tail wags. I think more people know him than they do us.

We only ask that you wait until Tuesday morning to put your recycle bins out. Between the rain and the irrigation system, we often have to dig through wet bins. It can get nasty! Again, we appreciate the wonderful people of this community and your recycles. Thanks. Doris



MNT had 23 wonderful ladies for dinner in May. That's Nancy Miller in the background holding up her 50/50 winnings. This dinner is only \$2.00, a great bargain. Not just for women but anyone who eats alone and wants to come join the fun.



Congratulations to Jennifer and Jay Reno who renewed their vows at the Clubhouse on April 21st!



May Bingo Winners: **Pat Adamski, Carol Prescott, Charlotte Gohsler, Nancy Miller.**