



LOWHANEWS

Volume 36
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February 2021

Lake of the Woods Homeowners Association Newsletter



Message from the President

Dear Neighbors-

I hope you have noticed all of the activity that our new LCAM, Allen Cresgy has initiated to correct various problems that were identified in public areas and around some residences. Allen can be seen nearly daily on his rounds throughout the complex to investigate and resolve individual and HOA concerns. Please don't hesitate to introduce yourself when you see him on your street.

Some of the activities underway revolve around our landscaping. Have you noticed the upgrades? The lake front is cleared. Irrigation and drainage issues are being addressed. Landscaping for the clubhouse pool area will be completed in the next few months. Many thanks to Ronda Christiansen and the Landscaping Committee for working with Allen to arrange and oversee these improvements.

Likewise, exterior repairs are being completed. Umbrellas have been repaired for the 2021 season. A committee has been formed to move forward the bathroom renovation, which was approved two years ago. Our goal is to make LOW a model for townhome communities.

Due to the pandemic, we have postponed the town hall meeting that was planned for February. However, please send your questions and concerns to the office to ensure they are reviewed and answered by the Board. We appreciate your trust and will do our best not to disappoint.—Wayne Stewart

February 2021

| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|---------------|-----------------------|---|--|--|-------------------------------|-----------------------|
| | 1 | 2 Can Recycling 8 am BLD/Grnds 7 pm Social/Sun 7 pm | 3 Bridge Club 1:30 pm Neighborhood Watch 7 pm | 4 Women's Bible 10 am | 5 Deadline-Board Applications | 6 Sew Sew-Ciety 10 am |
| 7 Yoga 10 am | 8 Nominating Cmt 1 pm | 9 Can Recycling 8 am Landscape 6 pm | 10 | 11 Audit 9 am- Women's Bible 10 am Budg/Fin 4 pm | 12 | 13 |
| 14 | 15 | 16 Can Recycling 8 am Board 7 pm | 17 Bridge Club 1:30 pm | 18 Women's Bible 10 am | 19 | 20 |
| 21 Yoga 10 am | 22 | 23 Can Recycling 8 am | 24 | 25 Women's Bible 10 am | 26 | 27 |
| 28 Yoga 10 am | March 1 | March 2 Can Recycling 8 am Candidate Night | | | | |



News You Can Use —By Allen Cresgy, LCAM, Community Association Manager

Dear Neighbors-

Thank you to everyone who has welcomed me into the LOW community over the past several months. I look forward to working with all of you to complete outstanding projects and implement new initiatives that will enhance our neighborhood. The synopsis below updates our progress on key activities:

- **Staffing:** Although we are short one part-time rec associate, Yolanda and I have reorganized the schedule to cover the morning shifts until the new key card system is installed.
- **Clubhouse:** Only committee meetings and resident gatherings are permitted. Installation of the card access system is underway; installation of the gate to outside amenities will be completed soon.
- **Grounds:** Tree trimming has been completed. The vendor is providing a proposal for several additional projects. The sidewalk to the maintenance areas has been repaired/replaced, as have the repairs to the gutter and road on Carolwood. Two of the electrical enclosures have been repaired/replaced on Fallwood. We are looking at pricing for vinyl fencing in the future.
- **Capital Improvements:** The maintenance crew is working on the last building on Meadowood. Units 469-479 were painted. The painting warranty has been received for the last two sets of buildings. They are currently pending signatures before being finalized.
- **Landscape:** More consistent oversight and communication with the landscapers have improved the quality and proactivity of Maverick's services. We are considering Maverick's more inclusive service proposal, as well as the first draft of a proposal from REW. In collaboration with Ronda Christiansen and the Landscape Committee, the rejuvenation of the fronts of the units is moving along quickly, with over 30 units completed last month. The landscape architect is currently finishing the design for the front of the club house and several other areas in the complex. The lake front vegetation project is in process.
- **Operations:** The Vantaca system has allowed us to better organize and complete work orders. We have obtained the insurance renewal for the association and auto. We implemented the standard procedures with Florida Statue 720; all records requested have been filled at this time.



Safety First!

- Keep vehicle doors locked and do not leave valuables visible.
- Keep your garage door closed anytime it is not in use (this also assists in deterring pest activity).
- Keep all exterior doors to your home locked and secured.
- Turn on exterior lights (coach lights) after dusk. Rear lights also are a great prevention if available.
- Communication is the key; therefore, get to know your neighbors.
- Report any suspicious behavior.
- Adhere to posted speed limits.



Money Matters—Jo Elmlad

We haven't officially closed the books on 2020 yet but our financial statements summarized as of December 31, 2020 reflect an Operating Fund balance of \$489,195.22 and a Reserve Fund total of \$2,811,743.16 for an overall fund total of \$3,300,938.38.

According to our financial summary reports as of December 31, 2020, our unaudited year-end result shows Actual Annual Expense of \$1,246,310.05 vs. Total Annual Budget of \$1,351,842.57 for a difference of \$105,532.52. The month of December comparison shows Actual expense of \$119,024.75 vs. Budget of \$112,153.41 for a difference of (\$6,871.34.) Reduced activity due to COVID19 restrictions contributed significantly to being under budget for the year. Notable expenses in December included clubhouse AC repairs (\$528.98), auditorium sliding glass door repair (\$775), rekeying of bridge cabinet (\$228.98), repair of rec entrance railing (\$900), hot water heater parts (\$103.01), Ground repair (\$1,748), Roof repairs (\$5,010) and landscape upgrades (\$11,793.17.) We also received a \$3,005.74 refund from Aetna for our Group Medical Insurance reflecting positive claim experience for the policy year.

Assessments Receivable total at year-end, as shown on our Balance sheet, was \$36,562.17. Last year's end-of-year total was \$41,516.22. Bono & Associates took over our accounting processes as well as collection monitoring activity as of June 1, 2020. We are still adjusting to the procedure change, software, and summary reports. During December, we received approximately \$6,500 in delinquent account payoffs. According to our AR Aging report at year-end, we have 46 accounts with balances due with 54.73% (\$19,743.57) of our AR total over 120 days old.

As documented previously, you can now see your current account balance information using Bono's portal site. If you have questions or concerns, our office staff will be glad to assist you in assuring your account info is correct. Remember, effective April 1, our monthly assessment amount changes to \$215.16. Make sure you update your payment process accordingly to avoid any late fees or notice fees.

Looking ahead for this year and anticipated Reserve expenses, our recent Reserve Study (received in October, 2020) includes estimated 2021 spending for building painting/refurb (\$102,000), irrigation controller (\$18,360), golf cart (\$5,100), truck (\$16,320), HVAC (\$24,480), rest room renovation (\$83,640.) We are in the process of evaluating that study and determining our best course of reaction. A significant recommendation of the study is planning to start roof replacement in 2022. A previous study, completed in 2017, recommended roof replacement start in 2024. At an estimated expense of approximately \$800,000 per year over a 5-year cycle, roof replacement expense is a big piece of our future planning.

Our operating budget for 2021 is based on projected assessment income of \$1,371,510.27. We'll add \$417,725 of that to our reserve funds during the year.

Don't forget that we're looking for new faces to join our Board and help with decision making. If you are interested, application information is included in this newsletter, or contact the office. The Nominating Committee members, Doris Huskey, Connie Iseman, Todd McAliley, or I will be glad to answer any questions and provide assistance (encouragement), if needed.



BUILDING & GROUNDS COMMITTEE NEEDS YOU!

Although the Building & Grounds Committee did not meet in January due to a lack of applications and concerns about COVID, we will meet on the regular scheduled date (First Tuesday of the Month) on February 2, 2021. We are seeking new members to join the group this year. Please- join us for this meeting. See how we work. This may be a committee that you would like to be part of. All visitors are welcome.

If you are interested in attending, "mask up" and join us in the Clubhouse, February 2, 2021 at 7:00pm! We are looking forward to a new year and working with the LCAM to resolve some of the Buildings & Grounds concerns here at LOW. We can always use a few more Members! – Carol Wilks, Chair



Hear Ye, Hear Ye

Lake of The Woods Annual Meeting and Election

Tuesday, March 16, 2021—7:00 P.M.

at the Clubhouse (and/or Virtual TBD)

Lake of the Woods is a diverse community that needs strong, dedicated leaders to remain a great place to live. Please consider sharing your talents as a member of our Board of Directors. We welcome your fresh ideas and positive attitude to help keep our community vital and responsive as we move into the next decade.

There are three vacancies to be filled in 2021, each for a three-year term expiring in 2024. Congruent with Article VI of our Bylaws, a nominating committee of not less than three members was approved by our current Board in December and are available to answer your questions about the application process or Board service. Please feel free to email them:

Todd McAliley: ToddM@zoominternet.net
Doris Huskey: doris_huskey@yahoo.com

Jo Emblad: joeysbskt@aol.com
Connie Iseman: mciseman@gmail.com

Candidate Applications must be submitted to the office by Feb. 5, 2021.
Nominee packets will be available to all owners. Candidates Night will be held on March 2, 2021.

To apply, return the form below to the LOW office, Attention Community Association Manager, by February 5, 2021. Or email it to: manager@lakeofthewoodshoa.com. You may attach a one-page, one-sided (8 1/2 X 11) information sheet with your background, education, qualifications and any other pertinent factors.

..... Lot#

Property Address: _____

Signature of Candidate: _____

Print Name: _____

I (circle one) **have** **have not** enclosed a Candidate Information Sheet with the application.

Please note: Under the amended provisions of Chapter 720, Florida Statutes and the governing document of Lake of the Woods HOA, you will not be eligible for a Board Membership Seat if any of the following apply:

1. You are more than 90 days delinquent in the payment of any fee, fine, special or regular assessment due to the association.
2. You have been convicted of a felony in Florida or convicted of an offence in another jurisdiction that would be considered a felony in Florida (unless your civil rights have been restored for a least five years).
3. You are not an owner at Lake of the Woods HOA.



The Pet Place—By Cari Sadler

This may be news to you but February is National Responsible Pet Owners Month! How appropriate, given that it is also considered the month of love. Did you know that humans first started keeping pets almost 10,000 years ago? Pets can love us unconditionally, and many admit to liking animals more than people they know or have known! Our animal companions share many of the same needs we do: water, food, shelter, health, and love. We all know that the best relationships in life are reciprocal and mutually beneficial. Owning a pet is a privilege and comes with responsibilities. Please consider that having a pet is a commitment to lifelong care. It is an investment of both time and money. This month, take a look at how you meet your pet's needs. As a responsible pet owner you:

1. Make sure your pet is properly identified in case of being lost. Microchips are your pet's ticket home.
2. Provide high-quality foods. They are more easily digested.
3. Make sure your pet gets enough exercise and mental stimulation appropriate to its age, breed, and health status.
4. Provide your pet with any needed training and enough socialization.
5. Take your pet to the vet for annual exams for vaccines, parasite protection, and other preventative care.
6. Adhere to local ordinances, including licensing and leash requirements.
7. Prevent your pets from negatively impacting other people, animals, and the environment, including proper waste disposal, which is required by a Seminole County Animal Ordinance.
8. Include your pets in your planning for an emergency or disaster, including assembling a pet evacuation kit.
9. Arrange for pet care for your pet when or if you are unable to do so.
10. Recognize declines in your pet's quality of life, and make decisions in consultation with your veterinarian regarding appropriate end-of-life care (e.g., palliative care, hospice, euthanasia).

For everything our animal companions do for us, perhaps never more true than in the past year, they deserve us loving them this much and more.



Landscaping Tips—The Crape Myrtle —Ronda Christiansen

Since the introduction of the crape myrtle to the USA from China and Japan about 150 years ago, crape myrtle have done quite well in Florida, even tolerating cold spells such as we might see from polar vortex events expected in the next few months. For cold periods, however, especially this year during the current La Nina event, expect drier conditions. So, providing moist soil (not wet) around crape myrtle will help promote more vigorous seasonal growth.

If you are considering acquiring a crape myrtle, if limited space is available, a "dwarf" variety such as Chickasaw or Acoma is more suitable than Comanche or Miami varieties.

For existing plants, early February is generally the right time to trim the previous seasons growth and shape the plant such that it produces vigorous blooms in the coming season. That does not mean wholesale removal of all limbs. Experts advise removing the growth with expended seed pods on them but being careful not to remove new buds. They can look the same, but the buds are softer.

While being very resilient to pests and disease, crape myrtle does need some attention. The characteristic exfoliation of bark helps keep the woody parts clear of problems. Aphids, sooty mold, and powdery mildew are among the problems. Mildew is typically caused by dampness and over irrigation in the spring and fall.

Aphids can attack a plant and, if not controlled, can result in development of sooty mold That will affect the foliage as well as the blooms. Typical treatment is by spraying of insecticidal soaps or horticultural oils available at home centers.

Did you know how to increase the blooms? In order for your Crape Myrtle to bloom you may want to try this cocktail (for the Crape Myrtles, not you) Mix one tablespoon of Epsom Salts into one gallon of water and pour around the roots of the plant. Repeat for the others, using one gallon per plant. This works by stressing the plant causing it to bloom. I would try the Epsom Salts now and perhaps nip back the tips of the tree or even trim if it needs shaping.

Giving opportunities in our community:

English Estates Elementary School Food Pantry

Drop off donations at the school (on Oxford Street) or in the cardboard school bus bin located in the LOW clubhouse lobby. The pantry accepts only non-perishable food items, such as: canned vegetables, soups, ravioli, spaghetti sauce, chicken, tuna, peanut butter, jelly, cereal, mac n' cheese, rice, fruit cups.



The Pet Alliance of Greater Orlando (located in Sanford)

The Pet Alliance has an ongoing need for donations of clean bedspreads, comforters, blankets, towels, and washcloths; unopened bags or cans of dry or wet dog and cat food, cat litter, and new, unused pet toys. LOW resident, Dorothy Davis collects and delivers items to the Alliance. Please phone or text her at 407-733-6025.



Bottle Cap Recycling

The funds obtained from bottle cap recycling are used to purchase wheelchairs for children who can't afford them. Save colored or white bottle caps from water, soda, or pill bottles, place them in a baggie, and put them in or next to your weekly recycle bin for pick up by 8:00 a.m. on Tuesdays. Or drop them off at Margaret Cannon's home, 136 Carolwood.



The Sewing Sew-Ciety- A New Year and New Projects!

The *Sewing Sew-ciety* is gearing up for an exciting year of new ideas. Here's a list of our upcoming sessions: **February**-cell phone carrier; **March**-poncho; **April**-notebook cover; **May**-zip bag; **June**-casserole carrier; **July**-luggage handle wrap; **August**-floppy pot container; **September**-wine bag holder; **October**-deco mesh wreath; **November**-vinyl mesh grocery bag, and we'll wrap the year up with a December holiday luncheon! Curious about some of these items? **Join us in the clubhouse the first Saturday of each month at 10 am.** Safety and health protocols are observed.

Contact Margaret Cannon for more information. 407-331-8663.



Social/Sunshine Committee News

The Social/Sunshine Committee will again hold its monthly meeting in the evening to hopefully accommodate those unable to attend during the day because of work, childcare, or other commitments. We will meet on **Tuesday, February 2, at 7:00 p.m.** Although we are unable to host many of our events, we can use this time for planning and recruiting. Join us as we plan for an end to Covid and a time to celebrate again. —Lisa Mallardi and Paula Streimish, Co-Chairs



We extend our sincere condolences to long-time resident Hans de Greef on the recent passing of his mother, who lived in France along with his father. Hans traveled first to the Netherlands on Thanksgiving Day to help organize his and his brothers' visit to see their parents. Unfortunately, their mother passed away before they arrived in France. Sadly, the situation worsened when Hans, his father, and both of his brothers became ill with COVID-19. Hans, who was the least affected, stayed in France for two months to care for his father and his twin brother. Now, with the help of some dear Dutch friends and social services, the family will continue to receive care, allowing Hans to return to Lake of the Woods at the end of January.

Hans has fond memories of his mother, who, like him, always stood for fairness and helping the less fortunate. They also shared a love of nature-Hans for preserving and protecting the flora and the fauna; his mother for nurturing many wild animals back to life. May these loving memories be a blessing to Hans and his entire family, as we joyfully welcome him back to the LOW community.

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Luv N Care Pet Sitting Services. Providing love and care when you can't be there. Lots of TLC along with feeding, water, walking, playing with your precious pets. Dogs, Cats and other small pets. Very reliable. LOW resident since 1996. Call or text Dorothy at: [407-733-6025](tel:407-733-6025) or email at ddavis710@msn.com.

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.

Cleaning and Transportation Services. Reliable, experienced and a LOW resident for many years. Call Sylvia at (407) 675-1624 to schedule. Cleaning - \$25 per hour for 1400 sq. ft or less and \$30 per hour for 1400 sq. ft – 2000 sq. ft. Transportation services offered for \$15/hour. Don't hesitate, call today!

Small Business Bookkeeping Service Low Resident. Quick-Books, A/R, AP, Bank Recs etc. Call 407-221-8748

FREE Health History consultation: Health Coach Student of the Institute of Integrative Nutrition program would like to help you reach your health and wellness goal. For more information on how to get started call Tai @ 407-963-8882 or email taim_426@hotmail.com.

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

Garage Door Spring Replacement- 2 Car garage door with "torsion" springs (2 springs) = \$180.00 OR 1 Car garage door with "extension" springs (2 springs) = \$105.00. Call 407-467-3920 Please leave a voice mail. (LOW Resident) Jim Milligan

Beautiful skin can start with Mary Kay. Try before you buy. Call Barbara Lindenberg at 407-628-3006.

Let Us Cater Your Next Event – New Beginnings Catering. Lake of the Woods Resident. Specializing in Spanish, Southern, and Italian food. Please call 407-963-4575.

PEST OFFENSE® PESTICIDE AND POISON FREE PEST CONTROL. SMART electronic pest control for mice, rats, roaches, and other crawling insects (no fleas, ticks, bed bugs, or flying insects). Proven to be effective by a U.S. University test. Uses existing wiring within the walls to send a harmless FM signal that irritates pests' nervous systems, making it impossible for them to live, eat, and breed within the walls, thus getting rid of the infestation. One unit covers one level of your townhome. Made right here in Florida! NEW special price of \$25 includes tax and delivery for LOW residents. Call Sandra Hodgskin (32 year LOW resident) to order 407-468-3059. Questions? www.pestoffense.com.

FOR SALE Estate and Yard Sale items available in our Longwood warehouse. Household, men's and ladies clothing, golf clubs & bags, collectables, figurines, etc. Can be seen by appointment. Call Sandra Hodgskin 407-468-3059.

LOW CLASSIFIED

BIKE FOR SALE: Schwinn Trike with 24” wheels, gorgeous slate blue, like new. Big basket on back. \$200. Call or text Tina 407-416-1135. to stop by for a test ride (on Nettlewood).

WANT TO LEARN HOW TO SPEAK SPANISH?
LOW resident is available on Mondays to teach Spanish to children ages 3 and over and adults. Call 305-772-8920.

YOGA TIME! Vinyasa yoga will be offered in the clubhouse beginning on Sundays, February 7, 21, and 28 from 10am-11am. All levels welcome, multiple modifications and chair modifications will be offered. Max class of 25 people, so please come early to secure your spot. Bring a mat. Masks are required until you are safely on your mat. This is entirely a donation-based class. Questions? Contact Keesha at 717-379-7698.

TENNIS CLASSES FOR CHILDREN AGES 6-10:
First lesson **FREE**. **Promotional prices:** one-on-one training: \$15/hour. Group training (up to 4 kids): \$10/hour per child. Contact Diosa Teppa. Text: 763-313-9704 or Email: Dbteniscoach@gmail.com.

WANTED: Clothing for Street Ministry: Men’s, ladies and children’s everyday clothing (no suits or dresses) or casual shoes, blankets, and hoodies. We can also use any daily devotional booklets and luggage (both large and carry on size with wheels). Call Rosie 407-834-6770.

CAN YOUR NEIGHBOR HEAR YOUR GARAGE DOOR OPEN 5 DOORS DOWN? GETSOME 1000 Professional Grade Lubricant—1000 For home, auto, indoors, outdoors, all materials. ODOR FREE and free from harmful and toxic additives. Made in the USA. 11 oz. can (ozone safe propellant). **SPECIAL PRICE: \$15 for LOW residents**, includes tax and delivery within LOW. Call Sandra Hodgskin (32-year LOW resident) 407-468-3059. Questions? www.getsome.com.

FOR SALE: Queen-size mattress and adjustable platform. Barely used (guest room). High quality innerspring, very firm, was \$1,400 when new. Asking \$400. Call Judi 407-808-4513

JOHN A. KUHN RESIDENT PROFESSIONAL PHOTOGRAPHER: Would you like to memorialize someone or have a lasting memory of family, pets, motorcycles, automobiles, jewelry, plants or anything that you hold dear? I can generate an image that will capture your ideas and furnish you with a lasting item of art. I print matte, gloss, and canvas (gallery wrapped) on an **EPSON Stylus Pro 7800 Printer**. Let me show you a few examples of my work. My prices are reasonable, and I would love to work with you on your project. Please call John at 386-424-7794.

FOR SALE: New in box Kenmore refrigerator filter #460-9085. Call Rosie Sloan 407-739-4796.

WANTED: Someone to work on small motors in a Niagara Vibrator Chair. Call Rosie Sloan 407-739-4796.

FOR SALE: Queen mattress used in guest room. Med/firm. Good condition. \$100. Antique mahogany couch/loveseat. Blue upholstery. \$225 firm. Call Elsie. 407-457-4311.

Can you fix my Whirlpool washer? Washes but doesn’t rinse or spin. I will pay you. Call Elsie 407-457-4311.

BOARD OF DIRECTORS

- Wayne Stewart, (2023) President407-340-8787
wls812@yahoo.com
- Todd McAleily (2022) Vice President.....412-670-9642
ToddM@zoominternet.net
- Lauretta Lumkes (2022) Treasurer.....407-834-6828
- Kyle Heyne, (2023) Secretary..... 321-285-2734
kyleheyne@gmail.com
- Terry Brown (2023)407-761-1506
ocsleader@gmail.com
- Patty Marcucci (2021)407-252-2545
pmarcucci2015@gmail.com
- Santiago Quesada (2022).....407-748-8059
timquesa@yahoo.com
- Seema Sernovitz. (2021).....407-834-6828
ssernovitz@aol.com

STANDING COMMITTEES

- AUDIT- meets Thurs. before BOD meeting @ 9am
Mark Wasser, Chair347-414-1837
Lauretta Lumkes (ex-officio)
- BUILDING /GROUNDS—meets 1st Tues. of the month@ 7pm
Carol Wilks, Chair407-430-8461
Kyle Heyne (ex-officio)
- FINANCE/BUDGET- meets Thurs. before BOD meeting @ 4pm
Jo Elmblad, Chair.....407-339-7249
Lauretta Lumkes (ex-officio)
- LANDSCAPE-meets 2nd Tuesday of the month @ 6 p.m.
Ronda Christiansen, Chair407-924-9520
Patty Marcucci (ex-officio)
- LOWHAN – (Newsletter) Deadline is 15th of the month
Seema Sernovitz, Editor.....407-834-6828
ssernovitz@aol.com
- SOCIAL/SUNSHINE- meets 1st Tues. of the month @ 10:30am
Lisa Mallardi, Chair.....407-221-8748
- NEIGHBORHOOD WATCH - Safety & Security/Parking
Meets 2nd Wed. at 7 p.m.
Angie Walsh, Chair.....386-227-7149

CLUBHOUSE OFFICE: 407-834-6828

Allen Cresgy, LCAM
Manager@lakeofthewoodshoa.com
Yolanda Dixon, Assistant Property Manager:
FrontDesk@lakeofthewoodshoa.com
After Hours Emergency Phone: 407-834-6828
Work order requests and auditorium rental:
LOW WEBSITE: www.lakeofthewoodshoa.com
After hours irrigation emergencies:
Seminole County Sheriff Website: www.seminolesheriff.org
Non-Emergency: 407-665-6650

LOWHAN ADVERTISING RATES

Vendor advertising rates are posted on the LOW Website under “Newsletter.”<http://www.lakeofthewoodshoa.com/lowhan-advertising.php>. Classified ads for owners are free. LOW-HAN is not responsible for the accuracy or content of owner or vendor ads.