

LOWHANNEWS

LAKE OF THE WOODS HOMEOWNERS

VOLUME 41, ISSUE 8, AUGUST, 2025



CAM CORNER By Kristina Andersen, LCAM

Special Roof Assessment Update

TOWN HALL MEETINGS: The second special assessment roof financial commission presented Town Hall Meetings on July 18 and July 20 to inform the community about the progress made and financial needs to complete the roofing project. About 100 people attended each session, and we hope the information aided their understanding of the project's status. If you were unable to attend, you can view the presentation on the LOW website and portal. Sincere thanks to Ann Honbarrier, Jo Elmlblad, and Ernie Torres for their time and talents to research, prepare, and present these sessions.

VOTING PROCEDURE: By now you should have received the mailing for the upcoming Special Assessment vote to finish the roof replacement project. If you did not receive it, the information is also posted on the LOW website and on the portal. You can also obtain a hard copy from the office, if necessary. **Your vote is required to pass the special assessment. Please drop off your proxy at the clubhouse no later than 7 p.m. on August 19, 2025. A proxy box is placed in the lobby for this purpose.** Proxies can also be mailed to the office, but must be received by the deadline above. Once passed, the assessment may be paid in full or in equal monthly installments, with the first payment due on October 1, 2025. You will receive a notice announcing the voting results following the Special Membership Meetings.

Vote due August 19th, 2025

\$3,995.34—First payment due October 1st, 2025

Special Membership Meetings to Count the Proxies

August 19, 2025, at 5:00 PM & August 26, 2025, at 7:00 PM

Two special membership meetings are scheduled for the purpose of tallying the proxies to pass the special assessment needed to complete the roof replacement project. **The first meeting is August 19, 2025, at 5:00 p.m., at the Clubhouse.** If we do not meet the quorum requirements and/or have received sufficient votes, a second special membership meeting will be held **August 26, 2025, at 7:00 p.m., at the clubhouse.** Please fill out your proxy to cast your vote, and turn it in by 7 p.m. on August 19, 2025 to secure a quorum. Please know your proxy vote is required for it to carry forward to the August 26th meeting should it be necessary to hold the second meeting. Thank you!

In Other News—Clubhouse restoration Progress

The clubhouse restoration project will begin in August; therefore, private events will not be possible during this time. We will share additional details as they become available via email blasts and updates in the September LOWHAN.

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Upcoming Rules Changes

LOW is in the process of updating our rules and policies. The Board approved the rule shown to the right at it's July 1, 2025, meeting. Members will receive a copy by mail soon.

At it's July 15, 2025, meeting, the Board approved an Architectural Rules update reinforcing the requirement that carport and rear door colors match the surrounding paint color. Doors can not be white. Members will receive a copy by mail soon.

Irrigation & Sod/Jasmine Update

We are pleased to report that over half of the community's irrigation is up and running. Work is continuing to ensure the remaining areas become fully functioning. We hope to have clocks 2 and 7 fully functioning soon.

We have received proposals for installing sod and Jasmine where needed for clocks 6, 7, and the North side. As noted previously, we will only replace material in locations where we know the irrigation is fully functioning. These proposals are currently being reviewed and will be considered by the Board at its August meeting.

Painting

Touchup painting continues to follow the roof replacements in groups of a minimum of 6 at a time.



READY REFERENCE

Keeps this information handy for navigating your LOW needs and questions.

- LOW Website:
www.lakeofthewoodshoa.com
- Contact the office to obtain access to the HOA PORTAL to view your account, pay assessments, etc.
- For Records Requests: Send a certified letter to the HOA office specifying the records you wish to review. The staff will contact you to arrange a mutually convenient time to review the records.

Walkway and Driveway Maintenance Process

The association is responsible for walks installed by the developer (maintain and replacement) and driveway maintenance (maintain) as per the Restated Declaration of Easements, Covenants, Conditions, and Restrictions Article IV Section 2.

Driveway and walkway (from gate to the street/driveway) pressure washing is completed routinely, and a notice will be sent out once pressure washing is scheduled. Pressure washing can also be requested by submitting a work order.

Driveway and walkway maintenance repairs are assessed when pressure washing is completed. Concerns may also be reported via work order.

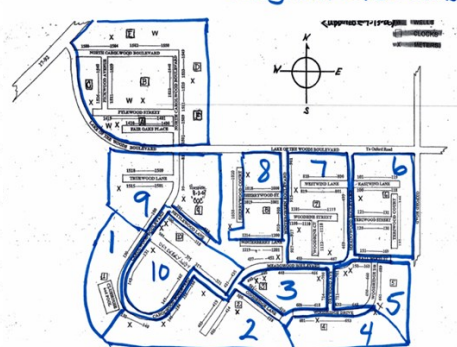
For walkway maintenance inside the courtyard, the owner is required to submit a work order and must include proof that this walkway was original installed by the developer (not a replacement walkway), (for example blueprints, a sales brochure from the initial sale including a photo, or other ways of verifying the walk was originally installed by the developer).

Driveway maintenance must be requested via submission of a work order. Driveway repair will be completed to the extent that the driveway can be repaired by grinding or lifting the concrete via foam injection. For repairs; the difference in concrete height must be no more than 3/4". Any more than 3/4" will be deemed a necessity to replace, which is the owner's responsibility.

Current irrigation clock status is as follows:

Clock	Status	Notes
1	Working	
2	In progress	Goodridge working
3	Working	600-608 not working
4	Working	
5	Pending inspection	
6	Working	
7	In progress	Half working
8	Working	
9	Pending inspection	
10	Pending inspection	
A-F	Working	1527 over watering

Irrigation Clock Areas



EDITOR'S NOTE: LOWHAN GETS A NEW LOOK BEGINNING IN SEPTEMBER

Microsoft has notified desktop publishing users (like us) that MS PUBLISHER, the software used to format the LOWHAN, will be discontinued in October. So beginning in September, your LOWHAN will have a different look as we define and refine a new template for sharing important community news. Thanks for your patience as we work through this process.

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Roof Replacement Schedule

Following is the order in which the roofs are being replaced. The **bolded** buildings have been completed. Once your building has been scheduled, you will receive an email from the office.

1. 201-219 Nettlewood Lane	25. 481-499 Meadowood Blvd	49. 601-619 Woodridge Drive
2. 200-218 Nettlewood Lane	26. 1001-1019 Sherrywood Street	50. 650-660 Woodridge Drive
3. 1500-1518 Truewood Lane	27. 411-419 Meadowood Blvd.	51. 440-446 Meadowood Blvd
4. 900-910 Wintergreen Blvd.	28. 701-711 Drywood Ave	52. 801-819 Westwind Lane
5. 901-915 Wintergreen Blvd.	29. 600-618 Woodridge Drive	53. 800-818 Westwind Lane
6. 1101-1119 Woodbine Street	30. 100-118 Carolwood Blvd.	54. 1400-1410 Fair Oaks Place
7. 637-653 Woodridge Drive	31. 146-154 Carolwood Blvd.	55. 1526-1540 Pickwood Avenue
8. 671-689 Woodridge Drive	32. 156-166 Carolwood Blvd.	56. 1211-1219 Winterberry Lane
9. 81-99 Carolwood Blvd	33. 469-479 Meadowood Blvd.	57. 150-160 Fallwood Street
10. 120-130 Carolwood Blvd.	34. 121-131 Teriwood Street	58. 1200-1214 Winterberry Lane
11. 151-169 Fallwood Street	35. 100-118 Eastwind Lane	59. 1201-1209 Winterberry Lane
12. 1112-1118 Woodbine Court	36. 301-315 Dryberry Way	60. 1511-1515 Truewood Lane
13. 1020-1038 Sherrywood Court	37. 300 Carolwood Point – Clubhouse	61. 1501-1509 Truewood Lane
14. 120-130 Teriwood Street	38. 405-409 Meadowood Blvd.	62. 1000-1018 Sherrywood Street
15. 132-146 Teriwood Court	39. 132-140 Carolwood Blvd	63. 917-927 Wintergreen Blvd
16. 501-519 Goodridge Lane	40. 317-331 Dryberry Way	64. 131-145 Carolwood Blvd
17. 147-165 Carolwood Blvd	41. 448-466 Meadowood Blvd	65. 1511-1529 N Carolwood Blvd
18. 632-648 Woodridge Drive	42. 453-467 Meadowood Blvd	66. 1564-1580 N Carolwood Blvd
19. 400-414 Meadowood Blvd	43. 437-451 Meadowood Blvd	67. 1521-1539 Pickwood Ave
20. 421-435 Meadowood Blvd	44. 661-669 Woodridge Drive	68. 1550-1562 N Carolwood Blvd
21. 1100-1110 Woodbine Street	45. 621-635 Woodridge Drive	69. 1533-1549 N Carolwood Blvd
22. 1401-1419 Pylewood Street	46. 700-714 Drywood Ave	70. 1522-1540 N Carolwood Blvd
23. 101-119 Eastwind Lane	47. 510-518 Goodridge Lane	
24. 1501-1509 N Carolwood Blvd.	48. 500-508 Goodridge Lane	



MONEY MATTERS - Jo Elmlad

Jo is taking a well-deserved vacation this month. Watch for the next Money Matters in the September issue.



IT'S BUNCO TIME!!

Join us in the LOW Clubhouse for Bunco **Saturday, August 9, 2025, at 12:45 p.m.** Cost is **\$3.00**. We also have a 50/50, 1 ticket is \$1.00, or 3 tickets for \$2.00. Bunco is a fun, easy dice game! If you've never played, we will teach you! Bring a snack to share if you like. Drinks provided. Questions? Contact Linda Lopez at 407-353-6892. **LET THE GOOD TIMES ROLL!!**



The Social Sunshine Committee has saved a spot for you at Bingo Night! Monday, August 11, 2025 at 6:00 p.m. in the Clubhouse



JULY BINGO WINNERS

Light snacks will be available for purchase as well as an opportunity to win a free door prize, meet your neighbors or make a new friend, and of course, the chance to win some cash. The cost is \$5.00 for a 10-game packet and an optional \$2.00 for a chance to win one or both end-of-evening jackpots. You must be at least 18 years old to play!



"MY NEIGHBOR'S TABLE"

For "lone" diners and couples who would like to meet some neighbors, please join us at the clubhouse for a home cooked meal! If you would like to bring a dish to share please do! Our next date is **Wednesday, August 20, 2025, 5:30 -7:00 p.m.** Cost: **\$5.00 per person.** Questions? Text or call Tina @ 407-416-1135



WATER AEROBICS Mondays and Wednesdays From 9:30 a.m. to 10:30 a.m.

The cost is \$5 per session, payable by cash or check only. Questions? Contact Terry Decker, Phone 405-650-9719 or Email terrydecker15@gmail.com.



WORDS OF LIFE BIBLE STUDY Come join us on August 7 & 21 from 7-8:30 p.m. at Lake of the Woods Clubhouse Contact Juan Ramirez, 407-595-7155, if you plan to attend.



Novel Pursuits Book Club

Meets the last Tuesday of each month at 7 p.m. at the Clubhouse Join us! Questions? Contact Janice Barr mamaj433@gmail.com
August Book: "The Magic of Sea Glass" by Jenny Hale, Host: TBA



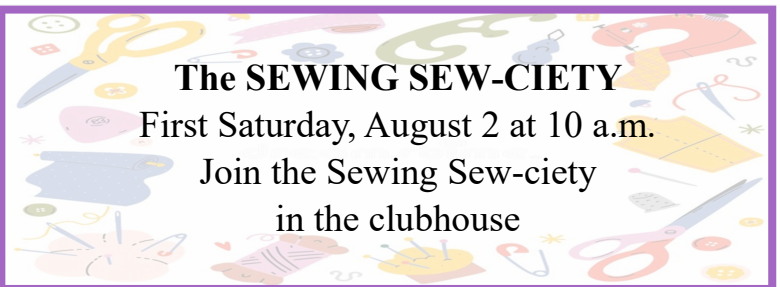
THURSDAY BIBLE STUDY will resume in September

Bible study will not be meeting in August, but bring your bible again in September and join us in exploring its wisdom and teachings. Questions? Contact Pamela Fendley: pfendley487@gmail.com.



TAI CHI— A MOVING MEDITATION Free Classes Every 2ND and 4TH Tuesday 10 -11 a.m. at the clubhouse

Questions? Please phone Bill at 407-739-6570. Leave a message with your name and number.




The SEWING SEW-CIETY First Saturday, August 2 at 10 a.m. Join the Sewing Sew-ciety in the clubhouse




**Social Sunshine Committee
Invites you to Join Us for
FIRST FRIDAY
August 1, 2025
5:30—7:00 p.m.
In the Clubhouse
Sponsored this month
by the Landscape Committee**

Enjoy meeting your neighbors and enjoy the music of Paul Felter. If you plan to attend, snacks to share are always welcome. BYOB setups are provided. **First Friday** is a fun opportunity for LOW neighbors and friends to father, visit, and enjoy some snacks. Please contact Barb Stewart, 407-373-5697, if you or your committee would like to sponsor a **First Friday** event.




I would like to thank my Lake of the Woods family for all of the prayers, cards, gifts, candy, and flowers sent to me during my recovery. The visits made each day special. The road was long but with the excellent care I received, I am well on the way back.

With love, Pat Dunmire




**WISHING A HAPPY,
HEARTY, HEALTHY
102ND BIRTHDAY
TO OUR LONG-TIME
NEIGHBOR AND FRIEND,
CAROLINE (KELLY) MCCLAUREN
WITH LOVE AND ALL GOOD WISHES
FROM THE ENTIRE LOW COMMUNITY!**

IN THE SSC SPOT-LIGHT...



This month we salute **SEEMA SERNOVITZ**, the LOWHAN editor and the VP of LOW's Board of Directors. Seema enjoys editing the LOWHAN to promote and recognize the people and events that make our community a special place to live. "The LOWHAN is the perfect forum for acknowledging the wonderful contributions of LOW's dedicated volunteers," she says. "It's also a pleasant break from the medical research and dissertation editing I do for my freelance clients."



Seema takes her responsibilities on the LOW Board seriously. "Balancing LOW's business needs with the empathy and consideration everyone deserves is always challenging," she commented. "As volunteers, we try to make the best decisions we can as thoughtfully, fairly and transparently as possible. It is not always easy."

Wisconsin natives, Seema and hubby, Neal, moved to LOW in 2019. "We love our many dear neighbors and friends who have made LOW a great place to retire. Our children live far away, one in California and one abroad in Eurasia, so it is comforting for us as seniors to be surrounded by a such caring community."

VOLUNTEERS NEEDED!



PARKING RULES

Owners are responsible for ensuring their renters/tenants/guests comply with the Rules and Regulations. Vehicles parked outside the driveway perimeters may be towed.

- Parking at the ends of streets is for guests only. Resident parking is available in the Clubhouse lot. Violators are subject to towing without notice.
- Parking from 2AM -7AM requires a permit. Go to LOW website: (www.lakeofthewoodshoa.com) to fill out the form.
- **Speed limit is 15MPH**
- The flat curb "ribbon" is not part of the driveway; Park vehicles fully in the driveway, not over the ribbon. Trailers are prohibited in driveways, unless actively being loaded or unloaded.

To obtain a Parking Pass for overnight guests: <https://www.lakeofthewoodshoa.com/parking-permit.php>
If your vehicle is towed, please contact **Constellation Towing** at **407-831-3000** to retrieve your vehicles.

TRASH AND RECYCLING PICK UPS

- Regular trash is picked up: Tuesdays and Fridays. Trash must be placed in garbage cans, not in loose bags. Recycling pick up: Fridays Contact Seminole County, 407-665-2260 to request recycle bins.
- Separate Aluminum cans only; place in bag for Can-Can committee pick up on Fridays
- Yard trash is picked up on Wednesdays (debris must be in a container or tied in a bundle).
- **BULK ITEMS:** Schedule appliance and electronics in advance by calling 407-464-0664. Place them at the curb after 6 p.m. on Thursdays. Advance scheduling is not required for regular bulk items. If they are not picked up, Do not leave them at the curb. **No trash or bulk item(s)** can be put out prior to 6 p.m. Thursday.
- All waste placed outside for pickup must be contained in an enclosed container. Do not place plastic bags or other loose waste at the curb. Continue disposing recyclable items in your standard recycling bins.
- **NON-RECYCLABLE ITEMS:** plastic bags/cups, wax-lined cups/plates, drinking glassware, Styrofoam trays, egg cartons, light bulbs, milk cartons, shredded paper, aluminum foil pie plates, paint/pesticide/motor oil containers, cardboard larger than 3'X3', electronic devices.

LOW CLASSIFIED

FOR SALE: PEST OFFENSE® SMART – Environmentally Friendly Indoor Pest Control. Pesticide and poison free. One unit covers one level of an average size home. Just plug the unit in, and it begins working to repel mice, rats, and roaches from the inside of the walls where the infestation starts. It does not kill it makes the pests leave. Many LOTW residents use our product. You can find more information at www.pestoffense.com Special price for LOTW residents is \$20.00 with free delivery. Call Sandra at 407-468-3059 to order. LOTW resident.

LOW CLASSIFIED

TRANSPARENT RETIREMENT SOLUTIONS.

Is your money working for you in retirement? Are you receiving all the benefits to which you are entitled? Do you qualify for extra help? I'm here to answer all your questions. My goal is to save you money. Medicare, Financial Planning, Long Term Care, Life Insurance, Dental, and Vision. Contact: TRAVIS JAHNKE
Website: www.trsbroker.com. Phone: 407-860-0297

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

Notary: LOW Resident. Leave a message at 407-221-8748 to set up an appointment.

Beautiful skin can start with Mary Kay. Try before you buy. Call Barbara Lindenberg at 407-230-8188.

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.

LEARN HOW TO SPEAK SPANISH. LOW resident is available on Tuesday 9 a.m. to 11a.m. to teach Spanish to children ages 3 and over and adults. Call 305-772-8920.

BENJI DOGWEAR APPAREL: Always with an eye on style! Benjamin Evans, Owner. Website: benjigidogwearapparel.com. Email: Benjidwa@gmail.com. Phone: 407-431-7815.

BEGINNER TENNIS CLASSES FOR KIDS & ADULTS:

One-on-one Training & Group Training (up to 4 people)

Contact: Diosa / Coach D. Text: 763-313-9704

Email: dbtenniscoach@gmail.com. (LOW Resident)

SERVICE OFFERED: Need to "spruce up" your rooms, (paint, caulk, etc.), Courtyard Assistance, (power washing, painting, weeding, planting, mulching, etc.). Interior (dryer vent cleaning, switch out/install ceiling fans, garbage disposals, carpet cleaning, etc.). Clean gutters, rake, plant, etc. YOUR LOW resident - Dave Felter - is your "One Stop, Get Things Done, person!" (407) 620-5886. Thank You!

WANTED-78 RPM RECORDS: I collect and preserve old 78 rpm records. If you have some you'd like to part with, please reach out via email. At singinginthesouth@proton.me .

FOR SALE: COTTON CRAFT ROOM DIVIDER (NEW IN PACKAGE): A nice wooden 4-panel folding style divider in antique white. Ornate lotus pattern design. 72X80 height. Asking \$150. Email: singinginthesouth@proton.me.

FOR SALE: 1,000+ 45rpm records, mix of genres. \$75. Cash or check only (Includes free delivery of the 5 boxes containing them). If interested, Email: singinginthesouth@proton.me.

FOR SALE: 2002 Black Vespa Scooter, ET4, 515 miles; and 2001 Black Yamaha Motorcycle, Road Star XV16A/AT, 35,366 miles. Call 407-468-3059.

LOWHAN – (newsletter)
deadline to submit is 3rd Wednesday
of the month.

BOARD OF DIRECTORS

Board@lakeofthewoodshoa.com

(All Board members will be copied)

Committee Chairs
deadline to submit minutes and
meeting packet is no later than
12pm Friday, before the board
meeting.

Clubhouse Address:

300 Carolwood Pt.
 Fern Park, FL 32730
 407-834-6828

Clubhouse Hours: 9AM to 9PM

Clubhouse Office: 9:00 AM to
 5:00PM - Monday-Friday

**Kristina Andersen, Association
 Manager**

Manager@lakeofthewoodshoa.com

Robert Jontes, Office Manager

OfficeManager@ lakeofthewood-
 shoa.com

**Francessa Gonzalez, Adminis-
 trative Assistant:**

FrontDesk@lakeofthewoodshoa.com

Seminole County Sheriff Website:

www.seminolesheriff.org

Non-Emergency: 407-665-6650

Board Member	Term Expires	Position	Contact Information
Geoff Longley	2026	President	geoff.longley@lakeofthewoodshoa.com
Seema Sernovitz	2028	Vice Pres.	seema.sernovitz@lakeofthewoodshoa.com
Richard Mercer	2026	Secretary	richard.mercer@lakeofthewoodshoa.com
Lauretta Lumkes	2028	Treasurer	lauretta.lumkes@lakeofthewoodshoa.com
Aronne Camilleri	2026	Director	aronne.camilleri@lakeofthewoodshoa.com
Benjamin Evans	2028	Director	ben.evans@lakeofthewoodshoa.com
Ann Honbarrier	2027	Director	ann.honbarrier@lakeofthewoodshoa.com
Vacant	2027	Director	
Vacant	2027	Director	

STANDING COMMITTEES

AUDIT- Lauretta Lumkes (ex-officio)

BUILDING /GROUNDS—meets 1st Tues. of the month @ 7 pm

Angie Walsh, Chair

407-461-8081

Geoff Longley (ex-officio)

FINANCE/BUDGET—meets Thurs. before BOD meeting @ 4pm

Jo Elmsblad, Chair.....407-339-7249

Lauretta Lumkes (ex-officio)

LANDSCAPE—meets 2nd Tues. of the month @ 6:30 pm

Wayne Stewart, Chair.....

Richard Mercer (ex-officio)

SOCIAL/SUNSHINE—meets 1st Tues. of the month @ 10:30 am

Alison Ware, Co-Chair.....

Elaine Noel, Co-Chair.....

Seema Sernovitz (ex-officio)

STEERING— meets 4th Tues. of the month @ 1pm

Pam Fendley, Chair.....407-462-5947

Richard Mercer (ex-officio)

AD HOC RECORDS

Kent Fockler, Chair.....

Ann Honbarrier (ex-officio)

AD HOC WATER REMEDIATION AND STORM WATER

Ernie Torres, Co-chairs.....

Julia Felter, Co-chairs.....

Geoff Longley (ex-officio)

PARKING

Angie Walsh, Chair.....407-461-8081



Gary Medley
 Broker-Realtor
 Venture 1 Properties

Specializing in Lake of the Woods, Seminole, and
 N Orange County. A 32 yr. resident of LOW and a
 licensed Realtor since 1979. Over 30 units sold in
 LOW. Call for "Recent Transaction" list or free consul-
 tation.

Email: garymedley@ymail.com

Website: www.garymedley.com

LOWHAN ADVERTISING RATES

Vendor advertising rates are posted on the LOW Website under
 "Newsletter." [http://www.lakeofthewoodshoa.com/lowhan-
 advertising.php](http://www.lakeofthewoodshoa.com/lowhan-advertising.php). Classified ads for owners are free. LOWHAN
 is not responsible for accuracy or the content of owner or ven-
 dor. ads.



