

# LOWHANNEWS

## **LAKE OF THE WOODS HOMEOWNERS ASSOCIATION NEWSLETTER PRESIDENT'S MESSAGE**

Hi all,

Our new year is off to a roaring start! There's so much activity around Lake of the Woods—and there are so many exciting plans in the works—that 2023 is certain to be an incredible year!

The Communications Committee holds a lot of promise in the coming year. In addition to overseeing many of our neighborhood communications, the committee is also tasked with creating an outward-dial phone system that will deliver important messages directly to your phone. We already have someone lined up to donate hardware, and the software is free, so we're excited to bring back this feature at no cost to LOW!

If you were at the January board meeting, you also know about some other really exciting projects this committee will be working on in the coming year. If you want to get involved and be a part of these impressive developments, please see Doris Huskey.

Our Social Sunshine committee is also working on big new ideas for the coming year. In addition to some old favorites, the committee will be expanding our annual Community Market into a true celebration of Lake of the Woods complete with vendors, games and other attractions. We look forward to seeing how their work brings exciting new activities to our community!

We've also seen great progress on the roofs. We've received new bids and are incrementally closer to getting work started. I know the roofs have been a pain point for a lot of our residents and owners, so we're all happy to see this progress.

With all the up-and-coming activities this year holds, the Board could certainly use some help keeping everything on track. Our annual election is scheduled for March and, while we already have some great candidates on board, we would love to see more engaged, active, level-headed people who would like to step up and play a role in our community's future. If that might be you, please see Seema Sernovitz to express your interest.

Finally, we've received a lot of positive feedback that our board meetings are now more informative, calm and easy to understand. If you haven't been to a board meeting lately, the meetings are a good way to stay informed about issues affecting Lake of the Woods and see how decisions get made. Board meetings happen at 7:00 PM on the third Tuesday of every month, so we hope to see you at the February 21 meeting!

Keith Evans  
President  
Lake of the Woods HOA Board of Directors

### Features in this issue...

Page 1:  
President's Message

Page 2:  
CAM Corner  
Black History Month

Page 3:  
Money Matters

Page 4:  
Landscape Committee  
Flag Retirement Event

Page 5:  
Building & Grounds  
Parking  
Trash Pick-up Information  
Can-Can Committee

Page 6:  
Public Hearing Notice

Page 7:  
LOW Music Group  
My Neighbor's Table  
Yoga & Sound Healing  
Bingo & Sewing Sew-ciety

Page 8:  
First Friday  
Stuff the Bus Donations  
Women's Bible Study  
Bunco  
Bridge Club

Page 9:  
Board of Directors  
New Community Initiative

Page 10 & 11:  
List of Board Members  
List of Standing Committees  
Classifieds

Page 12:  
Calendar



## CAM CORNER/MANAGER'S REPORT

Dear Owners & Residents:

Valentine's Day is almost upon us and am I glad the day has evolved from its original dark origins in Ancient Rome to a day where we now celebrate Love. Thank you Chaucer and Shakespeare for inserting some romance in the day. This season always reminds us to take the time to let loved ones know how much better your world is with them in it.

Happy Valentine's Day also to the Lake of the Woods residents who go the extra step to make all of our days brighter! You are special, and we appreciate each of you.

We are right on track with re-roofing and water intrusion projects, which are our top priorities. Below is an update on our progress.

### Water-Intrusion-----

- Surveys of all areas have been completed.
- We are in the process of choosing an Engineer to determine scope of work.

### Roofing-----

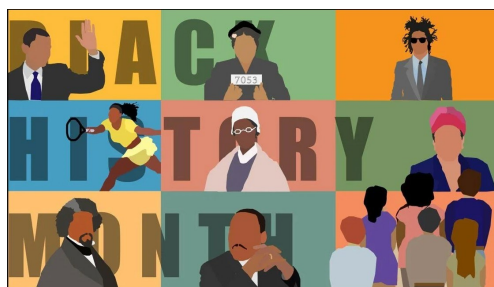
- Roofing bids are expected shortly.
- Allied (roofing consultant) will make recommendations upon receiving the bids.
- board consideration of recommendation
- We anticipate presenting a recommendation at the February Board meeting.

Please note in January, late fees will once again be added to accounts that are delinquent in payment. If you have any challenge in making your assessment payment, please call the office at 407.834.6828, and Michelle will be able to help.

The irrigation system has been a challenge for quite some time, but be certain that we are diligently working to address the problems. We are currently assessing the possibility of installing a new pump on the North Side of the community, which will allow the front landscaping to be restored to a healthy and lush turfgrass.

If you have any questions about what is going on around the property on any particular subject, we encourage you to call or stop by the office so that we can answer your questions and bring you up to date on all progress. Contacting the office directly will help eliminate speculation and misinformation and provide accurate answers to your questions.

## FEBRUARY IS BLACK HISTORY MONTH



Black History Month - an annual commemorative celebration of African Americans and the rich and diverse history that they have contributed to the United States. Every year in February is marked by public events, performances, and educational activities that recognize and celebrate the achievements of African Americans.

Black History Month was first envisioned in 1925 by Carter G. Woodson, a Harvard-educated scholar, who sought to recognize the contributions of African Americans to the nation's history and culture. He proposed a week-long recognition, but in 1976 it was extended to a month-long celebration.

Today Black History Month is a time to celebrate the accomplishments of African Americans spanning from early civilizations to contemporary times. It is a time for individuals to recognize and acknowledge the contributions African Americans have made to our nation and to learn about their history and experiences.



## MONEY MATTERS—JO ELMBLAD

A new year comes with a new budget and new and continuing challenges. Our 2023 operating budget includes an increase in our monthly assessments effective April 1, 2023, to \$245.36. We'll be contributing more to our Reserve Funds in 2023 adding \$521,100 to reserves compared to \$480,600 in 2022. That's 33.9% of our assessment income. Why such a large allocation?

There are several reasons. You've probably heard or read about our roof replacement effort and water intrusion problem, and you expect your building to be painted every 10 years or so. And we also have other elements in the community that require updating or replacement. This past year, we added a couple of hurricanes and accompanying flooding to the mix as well as dealing with significant inflation, all of which add complexity to our financial planning for Reserves and operating.

According to our year end operating Statement of Revenues & Expenses report, Actual monthly expense for December was \$158,484.25 vs. Budget of \$120,025.64, for a difference of (\$38,458.61.) YTD Actual expense was \$1,461,396.61 compared to Budget of \$1,440,309, for a difference of (\$21,087.61.) These totals are un-audited, however, and subject to change. Late entries and possible corrections or adjustments by our accountant as he reviews 2022 activity may change our final results.

Balance Sheet totals as of year-end show Operating fund total of \$520,514.89; Reserve Fund total of \$3,663,203.58, for overall total of \$4,183,718.47.

The Accounts Receivable total as of December 31, 2022 was \$48,160.13. That compares to a figure of \$30,762.46 at year-end 2021. It appears that our change in banking and management continues to negatively affect our collection process. Late fees have been waived for several months, as we try to get monthly assessment payments corrected and flowing smoothly. Looking at the AR aging report, our largest delinquent account owes \$15,468.72, which is approximately 1/3 of our delinquency total.

Summarizing operating budget results for 2022, the following reflects those items with a sizable difference (plus or minus \$4,000) in our Actual vs. Budget summary of operating expense:

Item	Actual	Budget	Difference	Comment
Employee Screening	\$5,825.01	\$300	-\$5,525.01	Mostly Indeed ads
Employee Insurance	\$23,475.95	\$48,500	\$25,024.05	Understaffed at times
Legal Expense	\$24,207.57	\$15,000	-\$9,207.57	The world we live in
Onsite Mgmt. Fees	\$58,640.49	0	-\$58,640.49	Budget categories
Additional Mgmt. Exp	\$4,641.51	0	-\$4,646.51	added mid-year
Onsite Mgt Payroll	\$55,300.85	\$112,000	\$56,699.15	CAM & office Mgr.
Payroll Taxes	\$18,328.76	\$26,000	\$7,671.24	Understaffing less pay
Onsite Maintenance	\$126,181.54	\$160,000	\$33,818.46	Understaffed
Onsite Rec	\$67,872.91	\$48,034	-\$19,838.91	Expanded duties
Lumber	\$169	\$5,000	\$4,831	Less replacement
Grounds Maint.	\$199,259.21	\$190,500	-\$8,759.21	New Company; storms
Irrigation Repair	\$49,089.53	\$20,000	-\$29,089.53	Pumps & repair
Mulch, Tree removal	\$9,525	\$5,000	\$4,525	Needed expense
Tree Maint.	\$23,709.90	\$58,000	\$34,290.10	Minimize expense Roof Reserve
Roof Reserve	\$325,366.96	\$278,000	-\$47,366.96	Transfer from Optg.

Reserve budget planning is on hold until we have roof replacement and water intrusion repair estimates. Three Roof replacement proposals have been received, and an additional one is expected soon to enable a recommendation for contractor selection from our roofing consultant by the February board meeting. Water intrusion proposals are also expected to be available around that same timeframe.

Knowing we have some significant expenses to cover over the next several years, we should be considering alternatives that could boost our income or lower our expense. Loans, line of credit, special assessment, and grants are on the list of possibilities for increasing income. An additional option could be adding a transfer or capital contribution fee for new owners to be paid at time of purchase with those fees dedicated to Reserves. You'll be hearing more as we obtain roof replacement estimated expense as well as being able to cover the other continuing and sometimes unexpected expenses.

If you're up to a challenge, the Association needs owners willing to serve on our Board of Directors. Or, if you're interested in something less involved, volunteer to serve on a committee, attend our Board meetings and social functions. Being interactive is generally good for your health, and it's good for the community too.

Stay Safe and Healthy! Happy New Year!

## Winter May Not Be Over!

January was certainly not fun if you don't like the cold weather brought courtesy of La Nina this year. Some projections are forecasting another cold snap in early February, so it might be prudent to refrain from installing new plantings unless you can protect them during an invasion of the cold weather pixies.

The intrepid Landscape Committee still plans to get a start on the season by holding a volunteer event on **Sunday, February 19 from 1:00 – 3:00 PM**. This is your chance to invest yourself into improving some of our turf. The “island” between Checkers and units on the north side will be getting new plantings. Please join us!! We will meet at the clubhouse and then proceed to the “island.”

Six landscape work orders were completed in December, and ten are pending. During this slower growing season, the landscape and irrigation crews are currently working to catch up on addressing non-routine needs that have been requested by work orders from residents. If you have such a need in the common areas around your unit, please enter a work order so the work can be scheduled and done effectively.

Also, this time of year is a good time to address any needs in your unit for which you are responsible, such as, plants that are in your unit perimeter and are touching the building. Control of these plantings is the owner's responsibility as described in the LOW Governing Documents. A survey of LOW is underway to identify the need for owner action. Notices will be sent to owners in this regard.



### BRIGHT IDEA

Please consider leaving your porch lights on from dusk till dawn. This is a very inexpensive safety measure that can help make Lake of the Woods a safer community.

## VOLUNTEERS NEEDED

A few years ago, Lake of the Woods had a group of volunteers who assisted residents with small tasks and repairs. That included activities like changing light bulbs, smoke alarm batteries, hanging pictures, light cleaning up of courtyard, etc. I want to bring this program back to life and am looking for volunteers willing to help. If you have some free time and would be glad to assist, please email me at [aronne01@icloud.com](mailto:aronne01@icloud.com).



## 2023 US FLAG RETIREMENT EVENT

Did you miss it? On Saturday January 7, 2023, from 10:00a.m. to 11:30a.m., Lake of the Woods (LOW) hosted the 2023 US FLAG RETIREMENT EVENT in the Clubhouse parking lot. In addition to the LOW residents and their children, our community welcomed special guests from the Seminole County Fire & Rescue (SCF&R), the Seminole County Sheriff's Office (SCSO), and American Legion Post 183. SCF&R Lieutenant Wyatt Meagher and Squad 22 provided fire engine 22 for examination and firemen helmets for children, SCSO Deputy Lobo-Stone offered examination of her SCSO patrol car and SCSO stickers. Plans for the 2024 US FLAG RETIREMENT EVENT are already. We hope next year's event will feature a presentation by a boy scout troop of how to fold a US flag for storage and retirement. Kerry McCollum, American Legion Post 183 Auxiliary, has agreed to help make these arrangements.

Mark your calendar for the 2024 US FLAG RETIREMENT EVENT, which has been scheduled on Saturday January 6, 2024. Questions and/or suggestions can be directed to Heather Campbell at (407) 495-7005.

## Building & Grounds Year-End Committee Report

The Building & Grounds Committee Chair and members would like to invite all homeowners and residents to join the committee and help the community move forward. Your involvement is in everyone's best interests. Please—we welcome your participation!

In 2023, we will move forward to address the water intrusion challenges facing our community. Water intrusion has been a problem in some areas of the community for many years. However, a survey of the entire property has been completed, and our LCAM has in the process of sending out Invitations to Bid to contractors. Buildings & Grounds will work closely with the LCAM to evaluate the bids upon receipt and recommend a contractor for the Board to consider and approve. Upon approval, work can begin on the improvements.

I know that many community members are well-qualified to work with the B & G committee on this type of project. We would all benefit from greater community participation. Please —join us SOON!

Respectfully submitted,

Carol Wilks, Chair, Building & Grounds Committee

## TRASH AND RECYCLING PICK UP INFORMATION

- Regular trash will be picked up on Tuesdays and Fridays.
- Recycling is now picked up every Friday. You can contact Seminole County, 407-665-2260 to request recycle bins.
- Aluminum cans **ONLY** are picked up every Friday by the LOW Can-Can Committee. Be sure to separate your aluminum cans from other recycling if you wish to have them collected by the Can-can Committee.
- Yard trash is picked up on Wednesdays.

### Bulk Item(s) Pick Up Information

- White goods and electronic waste must be scheduled in advance by calling 407-464-0664.
- Once pick up is scheduled for white goods/electronic waste, these item(s) may be placed on the curb after 6 p.m. on Thursdays. Regular bulk items do not require advanced scheduling to be picked up.
- If the bulk item(s) is not picked up on Friday, the bulk item(s) must be removed from the curb and brought back inside until an alternative, scheduled pick up time can be made.

**No trash or bulk item(s) can be put out prior to 6p.m. the day before pick up.**



## PARKING! DID YOU KNOW?

- Parking at the ends of streets is for guests only. Resident parking is available in the Clubhouse lot.
- Parking from 2AM -7AM requires a permit
- Speed limit is 15MPH
- At the end of your driveway is a flat curb called a "ribbon." The ribbon is not part of the driveway, and therefore, vehicles must be fully in the driveway and not over the ribbon.
- Trailers are prohibited in driveways, unless actively being loaded or unloaded. All unattached trailers must otherwise be parked at the rear of the Clubhouse lot, with a permit, if parking overnight.

## VOLUNTEERS NEEDED: RECYCLING COMMITTEE

The "Can-Can" Committee still needs volunteers willing to dedicate two to three hours once a month on a Friday morning to help collect cans throughout the community. All money collected from can collection sponsors community activities for the year. Please contact Terry Decker at 405-650-9719, terrydecker15@gmail.com.

The Can-Can Committee would like to thank everyone who is taking the time to separate your aluminum cans from the rest of your recycling. It saves time and makes a real difference for the faithful volunteers that collect them every week. **Thank you again and keep up the good work!**



## NOTICE FOR PUBLIC HEARINGS AND PUBLIC COMMENTS AND INPUT

### SEMINOLE COUNTY GOVERNMENT: PALNNGING & DEVELOPMENT DIVISION

#### OPPORTUNITIES FOR PUBLIC COMMENT & INPUT - (Please note dates are subject to change)

Planning & Zoning Commission 1/4/2023 - Public Hearing results in a Recommendation to the Board of County Commissioners

Board of County Commissioners **2/14/2023**—Public Hearing followed by Final Action - 1:30pm @ Seminole County Services Building, 1101 East First Street, Sanford, Florida, Board Chambers (Room 1028)

**FOOD FARE FERN PARK SPECIALEXCEPTION** - Consider a Special Exception for an alcoholic beverage establishment in the C-2 zoning district on 0.81 acres, located on the east side of US Highway 17-92, south of South Street; (BX2022-10) (Cory Sitler, Applicant) Distric4—Lockhart (**Hilary Padin, Project Manager**).

#### What is a Special Exception?

A use that is permitted within a particular zoning district or classification only upon a determination by the Board of County Commissioners based on a recommendation from the Planning and Zoning Commission, that the request meets the following use criteria:

(A) It is not detrimental to the character of the area or neighborhood or inconsistent with trends of development in the area

(B) It does not have an unduly adverse effect on existing traffic patterns, movements, and volumes

(C) It is consistent with the County's Comprehensive Plan

(D) It meets any additional requirements specified in the County's Land Development Code section(s) authorizing the use in a particular zoning district or classification

(E) It will not adversely affect the public interest

#### Q: What type of activity or development could take place on the subject site today without any approval?

The County's Future Land Use Map indicates this property is a Mixed Development land use, and the

County's Zoning Map indicates this property is zoned C-2 (Retail Commercial). Uses on the site could include commercial uses: such as car washes, hotels, automobile sales, and multi-family housing.

#### Q: What type of development could be built if the Board of County Commissioners approves the request?

The request is to allow an alcoholic beverage establishment. The application requests to allow for the permanent purchase of beer and wine at a food truck venue.

## ENTERTAINMENT NEEDED

It is well known that the First Friday event is a wonderful time to visit with friends and neighbors but it is also a time to enjoy musical entertainment by one of our own LOW neighbors. Recently this neighbor has not been able to perform which leaves the First Friday event without the amazing entertainment previously provided.

We know that LOTW has many talented individuals who could temporarily fill this **gap**. So come on

LOTW neighbors! Get out your karaoke machines, brush off your instruments, or polish up your

microphones. Step up, be part of a fun event, and show off your talents. We are Just waiting to hear

from you. Please contact the office at 407-834-6828 if you are interested in scheduling

a date to

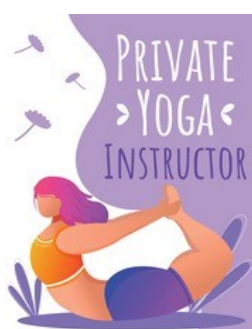
perform.





## JOIN US FOR YOGA AND SOUND HEALING?

The soothing sounds of flute, kalimba and harmonium fill the air as the class of Yoga and Sound Healing with Alice Gomes begin. We stretch, meditate, breathe in harmony restoring our mind and body connection. We leave feeling stretched and limber and we have room for you! Join us at the clubhouse on **Thursdays at 10:30 a.m.** in comfortable clothes. Chair modifications are available. Donations are appreciated and accepted. Covid-19 protocols are observed. For further information please contact Amy Caraway, Co-Chair, Social/Sunshine Committee at 407-429-8726 or Judi Chisdes Co-Chair Social/Sunshine Committee at 407-830-5540.



Enjoy the serenity of one-on-one yoga from the comfort of your own home. Sign up for a variety of private yoga sessions with our very own residential yoga instructor, Keesha Dawson. She is offering Vinyasa Yoga for one-on-one or small groups (5-10 people). All levels are welcome and chair modifications are available. Plus she'll come to you! And... as if that's not exciting enough, Keesha will also

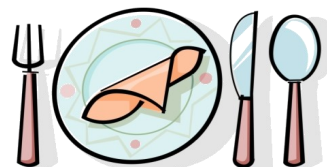
be offering Couples Yoga and Mommy & Me Yoga (kids 4+). For pricing or questions on all these amazing offerings please contact Keesha Dawson at 717-379-7699.

## LOW MUSIC GROUP

We meet Monday's at 6:30pm at the clubhouse. Instruction and music are free to LOW residents. We concentrate on duets, trios, quartets and all styles of music for the recorder. Music playing is not taught at many schools. Beginning classes (child and adult) are separate. Call Ann at 407-260-9238 for info.

## "MY NEIGHBOR'S TABLE"

### FOR THOSE WHO DINE ALONE



Neighbors Table is on the third Wednesday of each month at 5:30pm - 7:00pm

**Feb. 15th**

Please Contact **Tina Heil** for more info:

Phone: (407) 416-1135

Email: [tinamheil@gmail.com](mailto:tinamheil@gmail.com).

## THE SEWING SEW-CIETY

Join the Sewing Sew-ciety on Saturday February 4th at 10:00am to 1:00pm in the clubhouse.

Questions? Contact Margaret Cannon  
407-331-8663.



The Social Sunshine Committee has saved a spot for you at our wildly popular Bingo Night! Join us on **Monday, February 13th, at 6 p.m.** for a fun evening of gabbing, games, and prizes. We'll have light snacks and beverages available for purchase. The cost is **\$5.00** for a packet of 10 games with the option of additional jackpot games for **\$2.00**. Everyone must be 18 years or older to play.

## January Bingo Winners





## DONATE TO ENGLISH ESTATES ELEMENTARY SCHOOL

Last month we stuffed the bus, but we can't stop now! Let's get into overdrive, these teachers and students need supplies. Everything from paper, pencils, crayons, pens, to glue, books, backpacks and more. Any donations would help these teachers who often buy supplies with their own money because most of the students at English Estates aren't able to provide their own. There is also a huge need for food.

The kids are sent home on Fridays with groceries for the weekend so they don't have to go to bed hungry. We can help with that too! We have a school bus donation box in the lobby of the Clubhouse. Please help us stuff this bus with food and school supplies for these children in need.



## LET'S MAKE GREETING CARDS!!!

I will be holding a class on **Thursday, February 23, 2023 at 2:00 p.m.** in my home. The class is **\$15.00** per person, and we will make three greeting cards. I will provide all supplies. Please RSVP by **Thursday, February 16, 2023** by text or phone at 321-439-3403, so I know how many kits I need to make. Space is limited for the class so please call soon. I hope to see you there!

- Jeanne Cassady



We will beginning a study of the book of Genesis. Bring your Bible and join us on Thursday mornings at 10:00am. Questions?

Contact:

Pamela Fendley at pfendley487@gmail.com.

## IT'S BUNCO TIME!!!



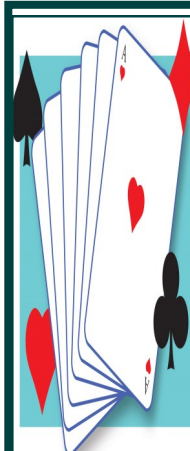
Join us in the LOW Clubhouse for Bunco on Saturday, **Feb. 11th** from **1:00 p.m. to 4:00 p.m.** The cost to play is **\$3.00**, and we will have the 50/50. 1 ticket will cost \$1.00, and 3 tickets will cost \$2.00. Hand sanitizer will be provided at each table. Please bring your own dice, if possible. You are also welcome to bring your own snacks and beverages. Only water will be provided for you at this time. For any questions please contact Linda Lopez at 407-353-6892. See you there and... **Let the Good Times Roll!!!**



## First Friday

A casual get together for our LOW neighbors & friends on February 3rd 5:30-7:00pm. BYOB, but Snacks and Setups are provided.

Thank you to this month's host - Social Sunshine Committee. If your committee would like to sponsor the First Friday in February, please contact Barb Stewart (407) 373-5697. She will help you, it's an easy, fun, and a great way to support our Lake of the Woods community.



## BRIDGE CLUB

The Wednesday Bridge Club is looking for more players! We meet every other **Wednesday at 1:30 p.m.** and play twenty four hands of contract bridge. You must sign up in advance. Please call Betty Parker at 407-463-8115 or Isabel Orr at 407-767-5740 if you would like to play.

February 1st & February 15th





## The Lake of the Woods Board of Directors Needs YOU!



LOW is a diverse community that should be reflected on our Board. We welcome owners with fresh ideas and new approaches to share their talents and enthusiasm with the entire community as a member of the LOW Board. Please consider becoming a candidate\* to help us tackle the HOA challenges and issues that impact us all. Application forms are available at the office and online at the LOW website, but the deadline for submitting them is looming.

**Applications are due on Tuesday, February 14, 2023.**

**Nominee Packets will be available to owners on February 28, 2023.**

**“Meet the Candidate” night is Tuesday, March 7, 2023.**

**The Annual Meeting and Election is Tuesday, March 14, 2023.**

\*Qualified candidates must be owners (named on the deed), current in their HOA financial accounts, and not convicted of a felony (per Florida 720 statutes).

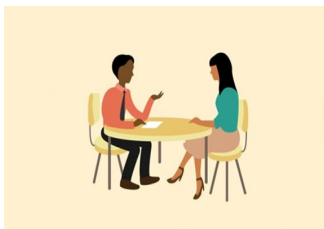
**Questions? Contact a member of the Nominating Committee.**

Seema Sernovitz, [ssernovitz@aol.com](mailto:ssernovitz@aol.com)

Barb Stewart, [barbstew812@yahoo.com](mailto:barbstew812@yahoo.com)

Carrie Fockler, [cmartind2001@yahoo.com](mailto:cmartind2001@yahoo.com)

Aronne Camilleri, [Aronne.camilleri@aronne01@icloud.com](mailto:Aronne.camilleri@aronne01@icloud.com)



### Introducing a New Community Initiative

#### LOW RESIDENT SPOTLIGHT

We are excited to announce the launch of a new community interview initiative!

This project will spotlight the residents of Lake of the Woods. A different resident of the community will be interviewed each month, and an article posted in the LOWHAN. We hope this can be a great way to celebrate and share those in the community’s unique life experiences. Stay tuned for first featured resident article in next months LOWHAN.

*Terra's Mobile Grooming is ready for 2023*

**T&T MOBILE DOG & CAT PET GROOMING LLC**

**321-391-9090**

**Does your dog or cat need a bath or grooming? Look no farther than Terra. Maybe you're planning a Party or an event in 2023— Maybe a Paws Party Event is your answer. See details Below**



We do the Work- You simply party with your friends, community or special event attendees and enjoy the "Paws"

**No Cost for Hosting a PAWS Party**  
(ala cart menu for 2 hours)

- Dog Goodie bags
- Sweets and drinks for Pet owners
- Dog costume party with Prizes for top 3 winners
- Balloon Doggie animals
- (2) 15 Minute Magic Shows
- Sweets and Drinks for Pet Owners
- Pet them party favors for all



**Gary Medley**  
Broker-Realtor  
Venture 1 Properties  
407-463-5242

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 consultation.

Email: [garymedley@ymail.com](mailto:garymedley@ymail.com)  
Website: [www.garymedley.com](http://www.garymedley.com)

### **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. LOWHAN is not responsible for the accuracy or the content of owner or vendor ads.

## **LOW CLASSIFIED**

**Leisure Bay 7' Slate Pool Table:** Table in good condition with just minor scratches near the logo. It includes a cue stand, 3 cues, bridge, 2 brushes, red dot cue ball, full ball set, (2) 8 ball and (1) 9 ball rack for \$450.00 or best offer. Please email Brad: [bpiersall4@gmail.com](mailto:bpiersall4@gmail.com). If you want to see it, I can set that up.

**Dorothy Davis 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 or email [djdcatlady@gmail.com](mailto:djdcatlady@gmail.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.

**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.

**Garage Door Spring Replacement:** 2 Car garage door with "torsion" springs (2 springs) = \$250.00 OR 1 Car garage door with "extension" springs (2 springs) = \$145.00. 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 407-230-8188.

**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.

**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. (LOW Resident)

### **WANT TO LEARN HOW TO SPEAK SPANISH?**

LOW resident is available on Thursdays 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: [benjidoogwearapparel.com](http://benjidoogwearapparel.com). Email: [Benjidwa@gmail.com](mailto:Benjidwa@gmail.com). Phone: 407-431-7815.

### **BEGINNER TENNIS CLASSES FOR KIDS & ADULTS:**

**Promotional prices:** One-on-one training: \$30/hour. Group training (up to 4 kids or adults): \$25/hour per child or adult. For more info contact Diosa, text: 763-313-9704 or email: [dbtenniscoach@gmail.com](mailto:dbtenniscoach@gmail.com). (LOW Resident)

## LOW CLASSIFIED

**WANTED:** Clothing for Street Ministry. Men's, ladies and children's everyday clothing, casual shoes, blankets, and hoodies. Also any daily devotional booklets and carry-on luggage with wheels. Please call Rosie Sloan 407-739-4796.

**WANTED:** The Pet Alliance of Greater Orlando (in Sanford) The Pet Alliance and the animals sheltered there have an on-going need for donations of clean bedspreads, comforters, blankets, towels, washcloths, bleach and detergent; unopened bags or cans of dry or wet dog and cat food, cat litter, and new, unused pet toys. Please call or text Dorothy Davis at 407-733-6025.

**FOR SALE:** Glen Haven Memorial Park, 2300 Temple Dr. Winter Park, FL. Lovely Garden of Prayer, 2 Plots. Current value \$12,000 -- asking \$6,000 total. Call Irene Mueller at 407-733-5912.

**FOR SALE:** PEST OFFENSE® SMART – Environmental-ly 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](http://www.pestoffense.com) Special price for LOTW residents is \$20.00 with free delivery. To receive this price, call Sandra at 407-468-3059 to order. LOTW resident.

**FOR SALE:** Electric Power Chair with battery. Permobil brand #F5 RNET. Good Condition \$500. If interested please call or text Karen Rengel 407-342-9420

**FOR SALE** Nearly new white vertical blinds for sale. I have enclosed my back patio and no longer need them. They were hardly used and are like new. They fit our 10-foot-wide slider openings. I have the 2/2 model, but they should fit any of the models that have the 10-foot-wide sliders. You can come see them in person at 1538 N. Carolwood Blvd. Call Michael at (407)951-2676."

### Clubhouse Address:

300 Carolwood Pt. Fern Park, FL 32730

**Clubhouse Hours:** 9AM to 9PM

**Clubhouse Office:** 9:00 AM to 1:00PM - Mon-Thur.

9:00 AM to 5:00PM - Friday  
407-834-6828

**Norma Baldwin, LCAM, Property Manager:**

Manager@lakeofthewoodshoa.com

**Michelle, Administrative Assistant:**

FrontDesk@lakeofthewoodshoa.com

**Work order requests and auditorium rental:**

**LOW WEBSITE:** [www.lakeofthewoodshoa.com](http://www.lakeofthewoodshoa.com)

**Seminole County Sheriff Website:**

[www.seminolesheriff.org](http://www.seminolesheriff.org)

**Non-Emergency:** 407-665-6650

## BOARD OF DIRECTORS

**Board@lakeofthewoodshoa.com**

(All Board members will be copied)

Keith Evans (2024) President.....321-277-7007  
keith.evans@lakeofthewoodshoa.com

Geoff Longley (2023) Vice President.....402-290-8693  
geofflongley@lakeofthewoodshoa.com

Lauretta Lumkes (2025) Treasurer.....407-834-6828  
lauretta.lumkes@lakeofthewoodshoa.com

Kyle Heyne, (2023) Secretary.....321-285-2734  
kyle.heyne@lakeofthewoodshoa.com

Sandy Bosch (2025).....  
sandy.bosch@lakeofthewoodshoa.com

## STANDING COMMITTEES

**AUDIT-** meets Thurs. before BOD meeting @ 9 am

Mark Wasser, Chair .....347-414-1837  
Lauretta Lumkes (ex-officio)

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

Carol Wilks, Chair .....407-430-8461  
Sandy Bosch (ex-officio)

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

Jo Elmsblad, Chair.....407-339-7249  
Lauretta Lumkes (ex-officio)

**LANDSCAPE**—meets 2nd Tuesday of the month @ 6 pm

Ronda Christiansen, Chair, .....407-924-9520  
ronda.christiansen@cbrealty.com

Geoff Longley (ex-officio)

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

Judi Chisdes, Co-Chair.....407-830-5540

**NEIGHBORHOOD WATCH & PARKING** —meets as needed

Geoff Longley (ex-officio)

**STEERING**— meets 2nd Wed. of the month @ 6:30 pm

Ann Honbarrier, Chair.....  
Kyle Heyne (ex-officio)

### **\*Committee Chairs\***

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

### **\*LOWHAN – (newsletter)\***

**deadline to submit is 3rd Friday of the month.**

FEBRUARY 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			<b>1</b> Bridge Club- 1:30pm 6:30pm Ad Hoc	<b>2</b> Bible Study- 10am Yoga & Sound- Healing 10:30am	<b>3</b> Can-Can 8am First Friday 5:30 pm	<b>4</b> Sew-Sewcie 10am
<b>5</b>	<b>6</b> Music Group - 6:30pm	<b>7</b> 10:30pm Social Sunshine 7:00pm B&G meeting	<b>8</b> Steering- 6:30pm	<b>9</b> Bible Study- 10am Yoga & Sound- Healing 10:30am	<b>10</b> Can-Can 8am	<b>11</b> Bunco 1pm
<b>12</b>	<b>13</b> Bingo - 6:00pm Music Group - 6:30pm	<b>14</b> Valentine's Day Landscape Mtg.- 6pm	<b>15</b> Bridge Club - 1:30pm My Neighbors Table- 5:30pm	<b>16</b> Audit Mtg.. 9am Bible Study- 10am Yoga & Sound- Healing 10:30am Finance Mtg 4pm	<b>17</b> Can-Can 8am	<b>18</b>
<b>19</b> Volunteer Day - Checkers	<b>20</b> Music Group - 6:30pm	<b>21</b> BOARD Mtg.- 7pm	<b>22</b> Private Event 5:00pm	<b>23</b> Bible Study 10am Yoga & Sound- Healing 10:30am	<b>24</b> Can-Can 8am	<b>25</b> Private Party
<b>26</b>	<b>27</b> Music Group - 6:30pm	<b>28</b>				