LOWHANEWS

LAKE OF THE WOODS HOMEOWNERS

VOLUME 41, ISSUE 5, MAY, 2025

CAM CORNER By Kristina Andersen, LCAM

Clubhouse Restoration

to restore the clubhouse did not include a as we work on repairs. large number of repairs, thus the covered amount is substantially lower than the cost our volunteers for helping keep the grounds estimates. Now we are waiting for the in- alive as we work our way through the irrisurance company to update their estimate gation system assessments and repairs. of coverage to ensure the repair costs are covered. Once we have the updated estimate and the numbers align with actual costs, we will start the restoration. We are eager to open the doors to the game room, card room, and gym for everyone's enjoyment.

Irrigation

intake wore out over the years requiring confirmed functioning in individual areas. replacement. The damage caused sand and lake vegetation to be sucked in with the Tree trimming hurricane preparation water, clogging the irrigation heads; thus attributing at least in part to the absence of screen replacement was scheduled for April 28, 2025. Hopefully, the new filter will be installed and irrigation heads unclogged by the time of this publication. Once all heads are unclogged, we will reassess where repairs are still needed to the irrigation system, and where the clogging prevented proper water flow.

If the irrigation is not working in your area, please feel free to help hand water. Several volunteers are helping out, but if you are at home and able to water, we

would greatly appreciate your time and as-The insurance company's original estimate sistance in keeping your landscaping green

A GREAT THANK YOU goes to

Landscaping

The sod and jasmine replacement project is pending the working irrigation. Landscape proposals have been requested for behind 1501-1549 N Carolwood (sod), Eastwind, Teriwood Court, Teriwood Street, Fallwood (uneven number side), 453-499 Meadowood, Westwind, Woodbine Court, Irrigation continues to be challenging, but Woodbine Street, Wintergreen (uneven we are moving another step closer. The number side). Proposals will be placed behoover pump screens installed on the fore the board for consideration following equipment in the lake for irrigation water receipt and after the irrigation has been

We have been identifying and removing dying trees and trimming branches away irrigation in a large number of areas. The from buildings throughout the year. These efforts are taken to safeguard you and your property. However, prior to hurricane season, we review all trees to ensure nothing is missed, and we go into the season as prepared as we can be. The proposal for the annual hurricane preparation tree trimming is pending.

IF YOU SEE SOMETHING — SAY SOMETHING

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Roof Replacement & Painting

We have surpassed the half way mark for the roof replacement project, and are currently working on buildings 38, 39, and 40. The building painting will resume again in May. Notices will be sent out once we have the start date for respective buildings. Please know that at present, we will proceed with touchup painting only on all buildings. We will schedule full painting for those buildings that are due for full painting sometime after the roof replacement project has been completed.

Roof Replacement Schedule

Following is the order in which the roofs are being replaced. The **bolded** buildings have been completed. Once

1. 2	201-219 Nettlewood Lane	25. 481-499 Meadowood Blvd	49. 601-619 Woodridge Drive
2. 2	200-218 Nettlewood Lane	26. 1001-1019 Sherrywood Street	50. 650-660 Woodridge Drive
3 . 1	1500-1518 Truewood Lane	27. 411-419 Meadowood Blvd.	51. 440-446 Meadowood Blvd
4. 9	900-910 Wintergreen Blvd.	28. 701-711 Drywood Ave	52. 801-819 Westwind Lane
5. 9	901-915 Wintergreen Blvd.	29. 600-618 Woodridge Drive	53. 800-818 Westwind Lane
6. 1	1101-1119 Woodbine Street	30. 100-118 Carolwood Blvd.	54. 1400-1410 Fair Oaks Place
7. 0	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. 8	81-99 Carolwood Blvd	33. 469-479 Meadowood Blvd.	57. 150-160 Fallwood Street
10. 1	120-130 Carolwood Blvd.	34. 121-131 Teriwood Street	58. 1200-1214 Winterberry Lane
11. 1	151-169 Fallwood Street	35. 100-118 Eastwind Lane	59. 1201-1209 Winterberry Lane
12. 1	1112-1118 Woodbine Court	36. 301-315 Dryberry Way	60. 1511-1515 Truewood Lane
13. 1	1020-1038 Sherrywood Court	37. 300 Carolwood Point – Clubhouse	61. 1501-1509 Truewood Lane
14. 1	120-130 Teriwood Street	38. 405-409 Meadowood Blvd.	62. 1000-1018 Sherrywood Street
15. 1	132-146 Teriwood Court	39. 132-140 Carolwood Blvd	63. 917-927 Wintergreen Blvd
16. 5	501-519 Goodridge Lane	40. 317-331 Dryberry Way	64. 131-145 Carolwood Blvd
17. 1	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. 4	400-414 Meadowood Blvd	43. 437-451 Meadowood Blvd	67. 1521-1539 Pickwood Ave
20. 4	421-435 Meadowood Blvd	44. 661-669 Woodridge Drive	68. 1550-1562 N Carolwood Blvd
21. 1	1100-1110 Woodbine Street	45. 621-635 Woodridge Drive	69. 1533-1549 N Carolwood Blvd
22. 1	1401-1419 Pylewood Street	46. 700-714 Drywood Ave	70. 1522-1540 N Carolwood Blvd
23. 1	101-119 Eastwind Lane	47. 510-518 Goodridge Lane	71. Pool House
24. 1	1501-1509 N Carolwood Blvd.	48. 500-508 Goodridge Lane	



MONEY MATTERS - Jo Elmblad Reminder: Our monthly assessment fee increased to \$260.25 effective April 1. Please update your payment process accordingly to avoid late charges.

Financial reports, summarized as of March 31, 2025, showed reserve expenses totaling \$666,085. Of that amount, \$597,341 was expensed from the Roof fund and \$68,744 for siding from the R&R fund. The special assessment collected to date includes \$2,368,350.02 accumulated in 2024 plus \$537,158.30 collected through March 31.

From an operating budget perspective, we continue a negative trend so far this year as we are over budget for March and year to date. March's actual operating expense was \$153,183.58 compared to a budget of \$139,790.69 for a difference of -\$13,392.89. The year-to-date comparison was an actual of \$444,522.33 vs. a budget of \$419,372.07 for a difference of - \$25,150.26. Legal fees, property insurance, payroll, pool maintenance, water bills, and bank coupon charges contributed to the over-budget result. The bank coupon charge of \$2,691.65 in March, compared to the monthly budget of \$291.67, somewhat distorts our result. Typically, this bank fee is paid in March or April and is budgeted as such. Our comparison results would be more accurate if this budgeted amount were corrected. Staff payroll and management fees are difficult to monitor with the splits and changes we've made. Pool maintenance and our water bill were over budget due to multiple pool leaks and certifying staff to oversee pool monitoring. The leaks have now been repaired; we anticipate more normal pool expenses. Legal fee expenses included fees for developing the Capital Contribution amendment. This change requires a vote of the community accomplished via a mailed explanation and ballot to be turned to the office. More information regarding this option will be provided soon. Watch your mail for this notice and be prepared to vote yes for this change to increase our income.

The Receivables Aging report for March indicated 47 delinquent owners with monthly assessment receivables totaling \$55,940.04 compared to \$57,618.59 at the end of February. We did receive one delinquent payoff of \$9,561.35 and an interim payment of \$2,200 from our attorney during the month. Special Assessment receivables list a total of \$524,761.39 for 302 owners, indicating they have not yet completed paying their full special assessment amount.

The spending cap of \$250,000 for the R&R Fund currently restricts making payments from this fund without making some adjustments. We add \$18,393.17 to the fund monthly as part of our regular monthly fee, but that doesn't cover the current invoices being received. Multiple alternatives and options are being considered as to how best to adequately fund the roof project's completion.

As noted in prior newsletters, the roof replacement did not include the additional expense of refurb/siding replacement or painting those areas. Painting a full building or just touching up new wood or siding affects expenses significantly: \$1,760 (fully painted) vs. \$575 (touch-up) per unit. The cost difference is significant, with more than 200 units needing painting. At its April meeting, the Board approved using touch-up painting for the remainder of the roofing project. Unfortunately, we also have additional anticipated expenses outside of roofing that impact reserve fund spending. Water remediation and clubhouse restoration are on the "to-do" list, as well as irrigation and road repairs. We must be prepared to address these needs to ensure our homes and community retain their value.

APRIL 1, 2025, THE MONTHLY ASSESSMENT CHANGED TO \$260.65. THE ROOF SPECIAL ASSESSMENT PAYMENT PLAN ENDS IN JUNE 2025. THE FINAL PAYMENT OF \$538.00 IS DUE JUNE 1, 2025.



BUNGO



BUNCO IS BACK!!

Join us in the LOW Clubhouse for Bunco

Saturday, May 10, 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 will be provided. Questions? Please contact Linda Lopez at 407-353-6892. LET THE GOOD TIMES ROLL!!



"MY NEIGHBOR'S TABLE"

For "lone" diners and cou-

ples 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, May 21, 2025, from 5:30 -7:00 p.m. Cost is \$5.00 per person. Questions? Text or call Tina @ 407-416-1135



Novel Pursuits Book Club Meets the last

Tuesday of each month at 7 p.m. at the Clubhouse Join us! Questions? Contact Janice Barr <u>mamaj433@gmail.com</u>

May Book: "Code Talkers" by Chester Nez (Host: Janice Barr) June Book: "Here One Moment" by Liane Moriarty

The Social Sunshine Committee has saved a spot for you at Bingo Night! Monday, May, 12, 2025 at 6:00 p.m. in the Clubhouse

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!



WATER AEROBICS STARTS MONDAY, MAY 19 And every Monday and Wednesday thereafter (including Memorial Day) From 9:30 a.m. to 10:30 a.m.

Although Kitra, our former instructor, is unable to teach us this year due to ill health, we hope that Barbara Lindenberg and Toye will lead us on Mondays and Wednesday, respectively, using Kitra's printed instructions.

All classes are free, so please JOIN US! Questions? Contact Terry Decker, Phone 405-650-9719 or Email terrydeck-

WELCOME TO OUR NEW ADVERTISER



The Bella Family invites you to enjoy a delicious meal with us. We're new in your neighborhood at Regency Square, but we've served Orlando for many years. Check out our website. See you soon!

Mention this ad for a 15% LOW discount!





Paul will provide entertainment we all enjoy.

First Friday is a fun opportunity for LOW neighbors and friends to gather, visit, and enjoy some delicious snacks. Please contact Barb Stewart at (407-373-5697) if you or your committee would like to sponsor a First Friday event.



IN THE SSC SPOTLIGHT...

Beginning this issue, each month the SSC is honoring a member of the community for their volunteerism. Each honoree will receive a plant and be featured in the SSC SPOTLIGHT. This month, we recognize Vincent Seow for his hard work as a major member of the Can-Can crew for 4+ years. SSC functions would be financially constrained without his help collecting cans for recycling. Vincent and his

wife, Janice, have been married for 47 years and have lived in LOW for 32 years. They share a daughter and two granddaughters, aged 3 and 5, who live in Long Island, NY. An avid walker, Vincent also adds steps to his walks by delivering the monthly LOWHAN. He and Janice contribute yummy snacks for 1st Friday events, and he helps direct traffic during Seminole county elections and special community events. SSC extends hearty thanks to Vincent for his hard work and support on behalf of our community. Vincent– you are truly appreciated!



AND SPEAK-ING OF CAN-CANS...

We need more volunteers to help collect them on Friday mornings, LOW's

recycling pick up day. You get to ride in the golf cart and enjoy our beautiful Florida weather. The commitment is small, usually one Friday per month, and you are finished in a few hours. If you can help, please call Terry Decker, 405-650-9719.



WORDS OF LIFE BIBLE STUDY Come join us on May 1 & 15 from 7-8:30 p.m. at Lake of the Woods Clubhouse

Words of Life Bible meets at the Lake of the Woods Clubhouse on the first and third Thursdays of the month, from 7—8:30 p.m. Refreshments are provided. The group is comprised of believers and seekers of all ages, and with different faith backgrounds and perspectives, who study the Bible, pray, and enjoy each other's company in a safe and non-judgmental forum. Contact Juan Ramirez at 407-595-7155 if you are planning to attend.





THURSDAY BIBLE STUDY Thursdays @ 10 am at the clubhouse

Please bring your Bible and join us as we explore the wisdom and teachings found within the Bible. Questions? Contact: Pamela Fendley at pfendley487@gmail.com.



Free TAI CHI Classes at LOW Are Temporarily ON HOLD Watch your LOWHAN for future scheduling information.



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. 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 6p.m. the day
- 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-RÉCYCLABLE ITEMS: plastic bags/cups, waxlined 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 <u>www.pestoffense.com</u> 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

<u>Small Business Bookkeeping Service:</u> 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: benjidogwearapparel.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!

FREE: Decorative living room window grate. Call/text 330-280-6582.

FOR SALE: Two wooden ramps (garage to house \$75; courtyard to house \$25); Whirlpool dryer in good working condition with pedestal \$275. 653 Woodridge. 407-695-8143; 407-607-0198.

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 <u>singinginthesouth@proton.me</u>.

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: <u>singinginthesouth@proton.me</u>.

LOWHAN ADVERTISING RATES

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



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

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@lakeofthewoodshoa.com

Angeline Louis-Jean, Administrative Assistant: FrontDesk@lakeofthewoodshoa.com

Seminole County Sheriff Website:

www.seminolesheriff.org

Non-Emergency: 407-665-6650

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.

Board Member	Term	Position	Contact Information
	Expires		
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
Benjamin Evans	2028	Director	ben.evans@lakeofthewoodshoa.com
Doris Huskey	2027	Director	doris.huskey@lakeofthewoodshoa.com
Ann Honbarrier	2027	Director	ann.honbarrier@lakeofthewoodshoa.com
Aronne Camil- leri	2026	Director	aronne.camilleri@lakeofthewoodshoa.com
Vacant	2027	Director	

STANDING COMMITTEES

AUDIT- Lauretta Lumkes (ex-officio)



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

DRIVERS-PLEASE SLOW DOWN AND OBEY STOP SIGNS!

Is the 30 seconds you save speeding in, out, or around the complex worth the lives of the children who live here, including some (children and adults) with special needs? Or elderly with walkers or scooters? People with strollers and dog walkers? Imagine THEIR pain-and YOURS, if your speed or careless driving caused them injury or death. PLEASE- SLOW DOWN. OBEY STOP SIGNS.. REMIND GUESTS TO DO THE SAME.

BUILDING /GROUNDS-meets 1st Tues. of the month @ 7 pm Angie Walsh, Chair Geoff Longley (ex-officio)

FINANCE/BUDGET-meets Thurs. before BOD meeting @ 4pm Jo Elmblad, Chair 407-339-7249 Lauretta Lumkes (ex-officio)

LANDSCAPE-meets 2nd Tues. of the month @ 6:30 pm Wayne Stewart, Chair Doris Huskey (ex-officio)

SOCIAL/SUNSHINE-meets1st Tues. of the month @ 10:30 am Alison Ware, Co-Chair Elaine Noel, Co-Chair Doris Huskey (ex-officio)

STEERING- meets 4th Tues. of the month @ 1pm Pam Fendley, Chair 407-462-5947 Ann Honbarrier (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)	



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MAY 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
				Bible Study 10:00am	Can-Can 7:30 am	Sew-ciety 10:00am
				Words of Life - 7pm	First Friday 5:30-7 pm	
4	5	6	7	8	9	10
		Social Sunshine Mtg 10:30am	Bridge Club 1:00pm	Bible Study 10:00am	Can-Can 7:30am	BUNCO 12:45 pm
		B&G Meeting 7pm				Private Event
11	12	13	14	15	16	17
Happy Mother's Day!	BINGO 6:00pm	Landscape Mtg. 6:30 pm		Bible Study 10:00am Finance Comm Mtg 4 pm Words of Life -	Can-Can 7:30am	Private Event
18	19	20	21	7pm 22	23	24
Private Event	Water Aerobics 9:30 am	BOARD MEETING 7pm	Water Aerobics 9:30 am Bridge Club 1:00pm My Neighbor's Table 5:30 pm	Bible Study 10:00am	Can-Can 7:30am	Private Event
25	26	27	28	29	30	31
Private Event	Water Aerobics 9:30 am	Steering Comm Mtg 1 pm	Water Aerobics 9:30 am	Bible Study 10:00am	Can-Can 7:30am	
		Book Club 7 pm		Art Class 6:30 pm		

IS ART GOOD FOR THE SOUL?? Learn a fun new watercolor technique. All skill levels welcome. NO COST as all materials will be provided. May 29, 2025, from 6:30-8:45 p.m. at the Clubhouse. Call or text Faye Tambrino to make a reservation so we can plan for participants. 407-310-9808.