

Lake of the Woods Homeowners Association

Newsletter – Spring 2021

Dear Lake of the Woods Homeowners, this newsletter contains updates from our Homeowners Association and also community news about our surrounding roads.

The association would like to extend a warm welcome to our newest homeowners: Kathy & Daniel Miller at 380 Lake of the Woods, and Bethany Johnston & Sam Overly at 531 Lake of the Woods. Joining us last year was Wendy & Michael Lampner at 551 Woodbury; Theresa Stephens & Jeffrey Farkas at 354 Lake of the Woods; Theresa & Tom Hughes at 368 Lake of the Woods; and Mary & Jordan Nelson at 495 Lake of the Woods. We hope you love your new home and neighborhood.

Please accept our apologies if someone was missed.

LOW HOA Annual Meeting:

The 2021 Annual Meeting is delayed due to Ohio restrictions based on Covid. As things change, we can consider organizing a meeting.

Formation Documents:

Lake of the Woods has been operating with formation documents that were drawn up in 1983 by our land developer, Cedarwood. The documents were written to represent Cedarwood's best interests and to promote the sale of property; they were not written from the homeowners' point of view. In addition, they have never been reviewed or updated in 38 years.

The HOA Board has begun the process of rewriting our formation documents. This effort has the full support of the Board. Following are the anticipated benefits:

- The documents will exist for the benefit of the homeowners, not the developer who created the original documents
- The Board seeks to have absolute clarity as to who is responsible for what. The original documents contain ambiguity that leads to confusion and misunderstandings.
- The Board is looking for guidance from our attorneys, Kaman & Cusimano, as to 'best practices' for a Homeowners Association, i.e., what issues are not addressed in the current documents but should be addressed.
- Included will be legal updates based on recent court rulings or State regulations that have been enacted since 1983

- The new documents will be forward thinking and try to anticipate and prepare for the future needs of Lake of the Woods.

Financial year end report:

Attached is the treasurer's report.

The HOA would like to thank Tom Lentz, CPA and LOW homeowner, for continuing to volunteer his time to complete the tax forms for the HOA.

Entryway Landscaping Review:

As Spring 2021 is underway, LOW's Board once again renews our commitment to preservation and beautification of our entranceway. The LOW entrance has always made a strong, eloquent statement for our development. Last year brought forth a new center landscape, improved lighting, and brick wall repairs. This year's focus shall be on improving the symmetry on either side. We'll move some flowers from the west side to the east. Based on their performance, we may expand the east side planting. Room will be made for the evergreen ground cover growth, and a few shrubs may be added or replaced on the sides. A resident reminded us that black mulch was used historically, and the Board agrees that the mulch will be black going forward. For the 2021 season, the mulch depth is adequate, and no new mulch is needed. The linden trees in the center landscape remain in great shape since the previous trimming. The shrubs will maintain the rounded shape.

Earlier in the winter, a tree fell across LOW's landscape onto Smith Road. The Board collaborated with the homeowner to remedy the damage and preserve the quality and safety of the landscaping. Upon meeting with the resident, the arborist assessment of the entire tree grove was reviewed. As a preventative measure, the homeowner removed three additional at-risk trees; these were destined for similar falls across LOW's landscape and Smith Road. The Board appreciates the proactive effort and collaboration put forth by the homeowner.

Because of the dramatic dip in Smith Road, it came to the Board's attention that signs positioned in the center island are blocking the view of traffic coming uphill. The Board is requesting that no signs be placed in the center island for these reasons: 1) traffic safety; 2) potential interruption of underground electric lines for the lighting; 3) need to preserve the center island landscape aesthetics. Realty signs continue to be permitted on the east and west entrance corners. This is only a center island concern. Non-realty signs promoting events or businesses are not appropriate in either location.

Several landscaper bids were reviewed for 2021; the Board has retained Triola Landscaping for this year's maintenance of the front entryway.

As the Board is pleased with the Triola selection, the Board recognizes that it is in LOW's best interest to consider additional landscaper candidates. Please feel free to submit a

landscaper recommendation to the Board. Candidates that are incorporated and insured may be reviewed for a bid opportunity.

Overhanging shrubs onto sidewalk:

Please be reminded to trim back overhanging shrubs and low tree branches from the sidewalk so safe passage of walkers can be ensured. This is an aesthetic as well as a safety issue. It is important to maintain a clear walkway.

Front yards:

Please maintain a tidy appearance of your front yard. This contributes to the overall appeal of our neighborhood and holds our property values up.

Board officer positions:

Elections for Board positions will be held when the HOA can meet in person. Becoming a Board member is a great way for new homeowners to get acquainted with the neighborhood. Anyone interested in a Board position please introduce yourself now or at any time in the future to any current Board member.

Community Update on Roadways:

Roads within Lake of the Woods:

LOW roads did not make the list of Akron roads to be resurfaced this year even though their condition and our successful 2018 petition for road resurfacing was brought to the attention of our councilperson, Shammias Malik, by a concerned resident.

For pothole repair, please notify the city by phone or their website.

Smith Road Traffic Study:

The Smith Road Traffic Study is delayed due to several factors including: irregular traffic patterns due to covid restrictions' impact on driving (work from home reducing commuter traffic, reduced shopping and entertainment traffic to and from Montrose along Smith Rd, irregular in-person school attendance impacting buses and pick-up/drop offs of students), and also uncertain financial contributions by adjoining communities of Fairlawn and Cuyahoga Falls. Until the traffic study is completed and has approved opening the Signet parking lot to Smith Road, the lot will continue to be blocked from Smith Road.

Smith Road Resurfacing:

Two sections of Smith Road will be repaired this summer.

The north lane of Smith Road from east of Lake of the Woods Blvd up until Sand Run Road, and also the small wavy area of the south lane immediately west of Sand Run Road, will be resurfaced this summer by the county. Traffic will be maintained during this repair.

Also, the city has approved resurfacing Smith Road from Sand Run Road until Riverview Road.

2021 LOW HOA Board members:

Sharon Shapiro, president

Dale Freygang, vice president

Kathy Negressi, treasurer

Carrie Brown, secretary

Jim Krumpelman, alternate