

LAKE OF THE WOODS HOMEOWNERS ASSOCIATION

November 2025 Newsletter

New Board Member Appointed

On November 23, 2025, the remaining members of the Board of Trustees appointed **Gary Himmel**, residing at 2800 Longwood Road, to fill the unexpired term occasioned by the resignation of Mike Valco on September 28, 2025. A biography formally introducing Mr. Himmel to the members will be included in the next newsletter. If you know Mr. Himmel, kindly thank him for stepping up to lend a hand.

President (To Be Determined)

Upon the resignation of the President of the Association, the Vice President normally succeeds to the office. In this case, however, the Vice President, Dale Freygang, has agreed to serve in an acting capacity until the board can convene to decide how to fill the role of President. The Board will be getting together during the first full week of December to address this issue in a meeting called also to finalize refinements of the amendments to the Declaration and Bylaws. *Stay tuned!*

In addition to his role as Vice President, Mr. Freygang serves as Treasurer of the Association. Since relinquishing the title of President a few years ago (when Mr. Freygang held the dual titles of President and Treasurer), it has been noted that the Board functions more efficiently if the Treasurer's duties are discharged by someone dedicated to that role alone. (The Treasurer is one of the most time-demanding roles on the Board.) Since Mr. Freygang would rather focus entirely on the role of Treasurer, one of the other board members likely will be tapped in December to accept the role of President.

The Bylaws provide that officers must be appointed by the Board of Trustees, but do not provide that any officer(s) must also serve as a trustee. Thus, it is possible that the board members may look to members of the Association who are not trustees to take on the role of President or could instead engage the services of a professional management firm if no suitable candidate for President should emerge. *Again, stay tuned!*

Status of Updating the Declaration and Bylaws

Mr. Valco's resignation forced the remaining trustees to pause the process of finalizing the proposed revisions of the Declaration and Bylaws, as their focus necessarily had to turn to finding a successor trustee. With Mr. Himmel's appointment, we are now on track for getting the board members' ideas for refinement of counsel's recommendations back to the Association's lawyers before the end of this year. The trustees will be meeting during the week of December 8 for that

purpose. This should allow us to schedule a “virtual meeting” by video conference one day in January to go over all of the proposed revisions in an informal “Town Hall” setting. *Again, stay tuned!*

Board Business Undertaken This Month

On November 23, 2025, the Board of Trustees approved the contract with Kaman & Cusimano to serve as the Association’s counsel in 2026. The base rate for most of the services we use is fixed at \$800.00 for the year. Other services would be provided according to a fee schedule accompanying the law firm’s proposal. Thanks to neighbors who pay their Association dues on time and don’t raise enforcement or administrative issues, we haven’t had to engage counsel for the sorts of services that would cost us extra. About the most frequently incurred expense not included in the base annual fee relates to calling upon the law firm to be present during Association membership meetings.

Additional Offices Created

Because the Board now consists of three (3) members following the August 26, 2025, amendment of the Bylaws, it was deemed prudent to appoint an Assistant Secretary and an Assistant Treasurer. On November 23, 2025, Mr. Freygang was appointed as Assistant Secretary and David Worhatch was appointed as Assistant Treasurer. Further realignment among the ranks of the officers may be announced after the decision on a new President is made in December. *Again, stay tuned!*

How to Call Issues to the Board’s Attention or Get Answers to Your Questions

The Association’s e-mailbox is accessed at least two or three times a week. Mr. Freygang reads every e-mail and routinely copies other board members when he may not be able to address the issue or concern directly himself. So, if you wish to call an issue to our attention or if you have a question, please contact us at HOALakeoftheWoods@gmail.com.

Final Thoughts

Enjoy the upcoming Thanksgiving holiday! We hope you and yours have a safe and happy holiday filled with love and all the warmth Thanksgiving can bring.

For the Board of Trustees:

Dale Freygang, Acting President and Treasurer
David Worhatch, Secretary
Gary Himmel, Board Member