

# LAKE OF THE WOODS HOMEOWNERS ASSOCIATION

October 2025 Newsletter

## Halloween and Thanksgiving (and Christmas!)

The Board of Trustees makes it a practice *not* to involve the Association in any decisions regarding when to celebrate Halloween. Rather, the parents of school-aged children are invited to confer among themselves and post a sign at the front of the subdivision to make any announcements regarding this holiday. As we understand it, a decision was reached to receive trick-or-treaters on October 31. Board members are happy to pass this information along. For future reference, if you'd like to weigh in on selecting a date other than Halloween Day, please reach out to the neighbors with school-aged children by Labor Day and get involved.

As for Thanksgiving Day, we never really know what to expect with the weather, do we? Let's hope for fair skies. However, if we are "blessed" with a snowstorm, please remember that the extra vehicles about the neighborhood would make it more difficult for snow plowing workers to do their jobs. If we have a significant accumulation of snow (three inches or more), residents are asked to keep their driveways clear and to invite their guests to park off of the street as much as possible. Those with longer or larger driveways might invite neighbors with larger families the chance to use vacant spaces on those driveways for the few days relatives will be visiting.

The same goes for Christmas!

## Resignation of Mike Valco

Citing increased demands on his time, both personally and professionally, Mike Valco recently tendered his resignation as a member of the Board of Trustees. As a result, Dale Freygang will serve as Acting President until a full board of three members is in place. The two remaining trustees now will undertake to fill the vacancy left by Mr. Valco's resignation.

## The Next Annual Meeting

Keep an eye out for a notice of the next annual meeting, likely to be scheduled for the end of January or sometime in February of 2026. We want to get back on the schedule prescribed by the Declaration and Code of Regulations (calling for these meetings to take place by March 31 of each calendar year).

Mr. Worhatch presently plans on seeking election to a full term to the Board of Trustees at that meeting for a term ending on the date of the 2029 annual meeting. Of course, the nomination process is open to all members. Consult the organizing documents for both the qualifications of candidates and the duties an elected trustee assumes.

## Status of Amendments to the Organizing Documents

By the time this newsletter is received, the trustees should have completed their review of the Association's lawyer's proposed amendments of the Declaration and Code of Regulations. A report will be generated on the recommendations of the trustees and that report will be circulated among the members after the Association's counsel gives a "blessing" to the refinements the trustees will have prepared. As you will recall, the Association's counsel made recommendations to keep us on the right side of changes in the law that have taken place in recent years in respect of the governance and operation of homeowners associations in Ohio.

Plan on looking for the proposed amendments by the end of this year and then be prepared to attend a "Town Hall" type meeting after the new drafts are shared with the members by e-mail. Final versions of those changes, as recommended by the trustees, will be presented for the approval of the membership.

### Telecommuting to the "Town Hall" Meeting?

The trustees are looking into using ZOOM or Teams or some other video conferencing platform for the meeting to discuss the proposals for amending the Declaration and Code of Regulations. (Could be a mighty good idea if the weather in December or January does not cooperate or "snowbirds" will want to "fly in virtually" to participate from warmer climes!)

### Mind Your Neighbors ... Redux (Including During Election and Leaf Removal Seasons!)

A concern not mentioned last month relates to **political signs**. The City of Akron bans "pole banner" signs all together. As for "yard signs" and other display advertising for political candidates and issue campaigns, Section 153.365 of the Codified Ordinances of the City of Akron restricts such signs to not more than one (1) sign per candidate and per issue not larger than 32 square feet in size in a residential district, prohibits them from being posted within a "right-of-way" (*for us, that would include our tree lawns*), and requires residents to limit display to 45 days before the election and removal within ten (10) days after the election.

As for leaf removal, the City of Akron has announced that leaves in Ward 8 neighborhoods (like ours) will take place on Monday November 24, 2025. The city's leaf collection rules are:

**Rake** leaves into the street the day before your scheduled pick up day only;

**Rake** leaves into the street no more than two feet from the curb or edge of street; and

**Remove** all vehicles from the street when crews are working in your area.

The City of Akron warns that vehicles left on the street while crews are working are subject to be towed/fined.

Additional guidelines (per the city's website):

- DO NOT place branches and other debris in the pile, they will not be picked up (*i.e.*, leaves only);
- DO NOT allow children to play in leaves on or near the street;
- DO NOT bag leaves unless you have called 311 to arrange for one of your (3) three Sanitation bulk pickups.
- DO NOT rake leaves into the street after leaves have been removed from your street or you will be subject to a fine; and
- DO NOT park on leaves.

Details: [https://www.akronohio.gov/departments/service/public\\_works\\_bureau/leaf\\_collection.php](https://www.akronohio.gov/departments/service/public_works_bureau/leaf_collection.php).

### How to Call Issues to Our Attention or Gain 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](mailto:HOALakeoftheWoods@gmail.com).

### News You Can Use

For quick reference, here are some local government contacts that might come in handy:

Bruce Bolden, Member of Council  
 Ward 8, Akron City Council  
[www.akroncitycouncil.org/members/bruce-bolden](http://www.akroncitycouncil.org/members/bruce-bolden)  
 330-375-2256, ext. 8308 or 330-671-6580  
[Ward8@akronohio.gov](mailto:Ward8@akronohio.gov)

City of Akron Trash and Recycling  
[www.akronohio.gov/departments/service/public\\_works\\_bureau/trash\\_recycling.php](http://www.akronohio.gov/departments/service/public_works_bureau/trash_recycling.php)  
 Pre-schedule bulk pick-ups (three allowed per household per year):  
 330-375-2311

City of Akron "One Call to City Hall Directory"  
 Dial 3-1-1 or 330-375-2311 from a cell phone.  
 Monday through Friday, 7:00 a.m. to 6:00 p.m. (except holidays)

### Next on Your List for the Association

- Look for details about the proposed amendments to the Declaration and Bylaws (in the next six to eight weeks);

- Plan on attending the “Town Hall” meeting on those proposed amendments (look for notices of that meeting that will make their way to you);
- Look for a notice about the 2026 annual meeting (tentatively slated for the end of the first calendar quarter of 2026);
- Consider pitching in to help us with one of the tasks on the trustees’ plates; and
- Get ready to pay your 2026 Homeowners Association dues (\$200.00) by March 31, 2026 (\$300.00 for each of the two households located on one-and-one-half lots). An invoice reminding you of this will be sent by Mr. Freygang in January. **If you can pay by Venmo, please do so, as the accounting process is much more streamlined for our Treasurer.** We hope to see this year, again, that 100% of households will remit dues in full by March 31, as was the case in 2025.

Thank you!

*For the Board of Trustees:*

Dale Freygang, Vice President and Treasurer  
David Worhatch, Secretary