

## What's on the horizon with Lake of the Woods Homeowners Association?

This is not really in the format of a newsletter, but it will suffice, for now, in allowing the members of the Board of Trustees to call your attention to several Association-related items.

### Know Your Newest Board Members

The new President of the Association is **Mike Valco**, residing at 2780 Forest View Drive with his wife, Kelly, and their children. Mike is the Financial Planning & Analysis (FP&A) Manager at Marsh, Berry & Company, LLC, a global investment banking and consulting firm. Mike is responsible for all financial reporting, forecasting, and budgeting for the firm. He was appointed to the Board of Trustees of the Association in February 2025 to fill a vacancy and was elected President by his board colleagues and was re-elected to that office at the organizational meeting of the trustees conducted immediately after the August 26, 2025, annual meeting of the members.

The other new board member is **David Worhatch**, residing at 2801 Forest View Drive. David is a self-styled "semi-retired" attorney in private practice with offices in Stow. David focuses on matters of wealth management, creation, and protection with particular emphasis on employee rights, estate planning, business succession planning, and real estate, but says he really likes most the task of suing governments and officials to hold them accountable. David was appointed to the Board of Trustees in December 2024 to fill a vacancy. His term is due to expire on the date of the 2026 annual meeting.

### Officers Elected and Board Composition Following the Annual Meeting

As you might know by now, the officers until the date of the 2026 annual meeting are **Mike Valco**, President, **Dale Freygang**, Vice President and Treasurer, and **David Worhatch**, Secretary, as elected by the trustees at the August 26, 2025, organizational meeting. **Jim Krupelman** retained his seat as an at-large member of the board with a term due to expire on the date of the 2026 annual meeting (but see the post-meeting development reported below).

### Speaking of the Annual Meeting ...

The trustees appreciate all the positive feedback received since the August 26 meeting. It was a team effort among the board members, to be certain, but the credit for success, as always, rests with the membership.

A quorum of 43 households out of 83 was needed to place the resolution on board size to the members for a vote and 54 households turned out in person or by proxy. (Another couple of proxies were received without being able to be counted.) Thanks to everyone who pitched in!

The next annual meeting will be scheduled in the first quarter of 2026. We're supposed to have these meetings early in the year, but due to board resignations and surgeries affecting two of the board members, the 2025 meeting could not be arranged until this summer. We plan on getting back on track with the 2026 annual meeting. Watch for the notice of the next annual meeting in the first quarter of next year. At that meeting, Mr. Worhatch plans on seeking election to a full term on the Board of Trustees, but the nomination process is open to all members.

## Resignation of Jim Krumpelman as a Member of the Board of Trustees

Jim Krumpelman has notified the Board of Trustees of his resignation, effective September 1, 2025. In accordance with the above-referenced resolution adopted by the members at the 2025 annual meeting, the Board of Trustees now consists of three (3) members and will remain that way going forward.

## Organizing Documents in Need of an Overhaul

You probably have been hearing a lot about this lately. The Declaration (*i.e.*, “constitution”) and Code of Regulations (*i.e.*, “bylaws”) of the organization are in dire need of an upgrade. 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. Those technical changes are just the beginning, as far as the current trustees are concerned, because we believe that a new generation of residents ought to be able to take advantage of technological advancements that can only enhance and improve the level of participation and interest as we join together to keep our community the type of one in which current residents and prospective others desire to live. Sustained interest and momentum in maintaining high standards and a reasonable approach when it comes to enforcement of bylaws and architectural and building standards only contribute to maintaining good property values. Everyone wins!

So ... in about six weeks or so, the trustees plan on wrapping up their work on the draft documents prepared by counsel so we can send them back to the attorney for final word on whether the trustees’ own initiatives in response to the residents’ views can be accomplished in the context of the changes in Ohio law. Once that process is complete, we plan on holding a “Town Hall” type meeting after sharing the new drafts by e-mail. Please look for that in the next few months.

## Telecommuting to Meetings

Some have expressed an interest in allowing participation in Association meetings by video conference. This is a good idea – and one incorporated into the current draft of the proposals for amendment of the Code of Regulations – but until the organizing documents are amended to recognize this option, we have to conduct meetings the old-fashioned way ... in person and by proxy.

That constraint, however, does **not** apply to informal “Town Hall” meetings where no voting takes place. Accordingly, the trustees are looking into using ZOOM or Teams or some other video conference 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!) **If anyone can pitch in to help us coordinate a video conference and get the word out, please raise your hand ... we could use the help**, as your trustees know how to use this technology, but not necessarily how to set it up!

## Reviving the Newsletter

This e-mail blast (like the one we circulated on August 29) is a quasi-newsletter. Mr. Worhatch is tasked with the effort to revive our newsletter. **He is asking for help from members adept at graphic arts so the newsletter will be well-organized and eye-appealing.**

In addition, he could use the help of the “eyes and ears” of residents who could offer leads for stories of general neighborhood interest and address matters of public policy that could affect us all.

So, if you can help on either score, please let us know.

## **Mind Your Neighbors!**

The incidence of adult pedestrians and children spilling into the streets is alarming to many in our neighborhood. So is the tendency to speed through the community, particularly on Lake of the Woods Boulevard.

Please be mindful of your neighbors! The streets are for motor vehicles, not for pedestrian access or to serve as a playground for children's games or enjoyment of motorized toy vehicles. The same goes for drones! There are times and places for such activities ... but the streets of LOW offer neither the time nor the place!

We are looking into a growing issue relating to stowing trash bins after the Tuesday collection. The rules require all trash bins to be stowed in your garage or in a shielded area out of the sight of anyone on the front curb of your home. Please be mindful of this mutual obligation we owe to one another.

## **Enforcement Questions**

It's no surprise that one of the most unsettling of issues any homeowners association's board must address is the question of how aggressive to be when it comes to rules enforcement. Here's the general take of the current board members when it comes to enforcement issues.

Board members are not supposed to act like law or zoning code enforcement officers. For example, we don't tackle nuisance questions in a general sense ... that's something for the police. But we unfortunately will have to get involved when someone uses property in a way not allowed by the Declaration, Code of Regulations, and rules adopted to carry out the policy objectives of those two organizing documents. Generally speaking, we will enlist a member's cooperation first, then refer the matter to the Association's counsel to encourage compliance, and only then take more formal action to gain the member's cooperation. You should be mindful that if formal legal action is required, there are ways to cause a court to tax the costs of a successful action against the member and to cause a lien to be added to the chain of title to that property to be satisfied by the time the property changes hands. Not one of the current trustees ever wants to be placed in the position of having to resort to formal legal action, so please check before you decide to do something with or on your property to make sure the Association's rules allow it.

We don't intend to do what some homeowners' associations in Northeast Ohio will do by sending board members out to measure, inspect, and document possible areas of non-compliance. However, a complaint lodged by a neighbor will force our hand. Even so, it's fair to say that we will take the matter on more directly if a neighbor first can assure us that informal neighbor-to-neighbor interactions regarding potential compliance issues were initiated and were unavailing.

This is the policy of the current crop of trustees. If you have recommendations regarding this issue, please bring them to our attention. You can be assured that we will give your concerns every reasonable consideration at a board meeting or at a future meeting of the members.

## How to Call Issues to Our Attention or Gain Answers to Your Questions

If you can track one of the trustees down, by all means get in touch with us directly. We are in place to serve your interests as a member of the Association.

In the main, however, the Association's e-mailbox exists for the purpose of facilitating communication between the members and their elected trustees. It is accessed at least two or three times a week. Mr. Freygang reads every e-mail message 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).

## Most Neighborhood Issues Are Not Association Issues

The Association has jurisdiction over neighborhood issues as specified in the Declaration. Occasionally, this produces confusion in the minds of homeowners wondering where to turn for help or advice.

*Examples:* Steet lights ... that is a City of Akron issue. Sidewalks ... again, a city issue. Trimming branches within a tree lawn ... again, a city issue. Street or curb repair ... again, a city issue. Nuisance or noise abatement ... a city issue, too.

For your convenience, a list of helpful contacts appears in the next section of this message.

## 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

### **Recycling of household hazardous waste:**

1201 Graham Road (at the Route 8 exit – next to railroad tracks)

Stow, Ohio

330-374-0383

**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)

This number will access all of the city’s departments.

**Summit County Division of Building Standards**

*[co.summitoh.net/departments/Building-Standards.html](http://co.summitoh.net/departments/Building-Standards.html)*

330-630-7280 (Office)

330-630-7296 (Facsimile)

**Summit County Division of Animal Control**

(includes state-mandated dog licenses)

*[co.summitoh.net/departments/Division-of-Animal-Control.html](http://co.summitoh.net/departments/Division-of-Animal-Control.html)*

330-643-2845

**State Senator Casey Weinstein**

28th Ohio State Senate District

*[ohiosenate.gov/casey-weinstein](http://ohiosenate.gov/casey-weinstein)*

Senate Building

1 Capitol Square, Ground Floor 056

Columbus, Ohio

614-466-7041

**State Representative Veronica Sims**

33rd Ohio House District

*[www.ohiohouse.gov/members/veronica-r-sims](http://www.ohiohouse.gov/members/veronica-r-sims)*

77 South High Street, 10th Floor

Columbus, Ohio

614-644-6037 (Office)

614-710-7045 (Facsimile)

**County Council Member Brandon Ford**

District 5, Summit County Council

*[council.summitoh.net/council\\_members/Brandon-Ford.html](http://council.summitoh.net/council_members/Brandon-Ford.html)*

175 South Main Street, Suite 700

Akron, Ohio 44308

330-643-2725 (Office)

330-520-8632 (Mobile)

330-643-2531 (Facsimile)

[blford@summitoh.net](mailto:blford@summitoh.net)

**Next on Your List for the Association**

- Look for details about the proposed amendments to the Declaration and Bylaws (in the next eight to ten 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 our plate (summarized in this e-mail blast); and
- The 2026 Homeowners Association dues (\$200.00) will be payable in full 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 by March 31, as was the case in 2025.

Thank you!

For the Board of Trustees:

Mike Valco, President

Dale Freygang, Vice President and Treasurer

David Worhatch, Secretary