

LAKE OF THE WOODS HOMEOWNERS ASSOCIATION

February 2026 Newsletter

New Board Member Appointed

As reported in the November 2025 newsletter, **Gary Himmel** has been appointed to fill an unexpired term on the Board of Trustees. Mr. Himmel is an attorney in private practice. He is of counsel to Amourgis and Associates with offices in Fairlawn and his practice focuses on personal injury and other tort claims, insured and uninsured. He lives at 2800 Longwood Road with his wife, Ilona. If you know Mr. Himmel, kindly thank him for stepping up to lend a hand.

Busy Board Meeting on February 3, 2026

A copy of the minutes of the most recent meeting of the Board of Trustees accompanies this newsletter. A few of the areas covered by the meeting are highlighted below. For those wanting to know more, the minutes pretty much relay all that transpired.

Status of Updating the Declaration and Bylaws

The principal purpose of the February 3 meeting was to arrive at a final set of proposed revisions of the Declaration and Bylaws. The “heavy lifting” is now done. The next step will be to send the finalized set of proposed changes to the Association’s counsel for review and commentary. As previously noted, a “virtual meeting” is in the works to allow all Association members to weigh in before a formal vote of approval of the changes is solicited.

In Other Board Business ...

Our Treasurer, **Dale Freygang**, presented his latest Treasurer’s report. He noted that the owners of all but 19 of the Association’s 83 lots had paid their annual assessments by the January 31, 2026, due date and that he would begin the process of contacting those who have not yet met their obligations. If you have not paid your annual assessment of \$200.00 so far (\$300.00 for each of the two lots that are 150% the size of a standard lot in the subdivision), please remember that Dale prefers Venmo if you can use that payment method, as it speeds up the process and involves less accounting detail or trips to the bank.

Mr. Freygang reported that as of February 2, 2026, the Association had \$52,396.74 on hand, of which \$29,067.31 are funds invested in certificates of deposit to cover contingencies. Last year the Association expended \$16,566.16 for maintenance, taxes, administrative, and miscellaneous expenses.

A follow-up board meeting to complete the Board’s work on the amendments to the Declaration and Bylaws has been set for February 20, 2026.

Chemical Treatments of the Lake

Last year, the Association's expenses included reimbursement checks sent to the owners of seven lakeside parcels, totaling \$686.79 for chemical treatment of the lake performed in 2024 and an additional \$1,020.00 remitted directly to AquaDOC to cover treatment performed in 2025. The Board has approved these expenditures so as to head off costlier work in future years if dredging were to be deferred without the mitigating influence of chemical treatments. Mr. Freygang noted at the board meeting that provisions would be made in the budget for the 2026 fiscal year to cover such expenses again.

Lighting for the Landmark Entranceway Sign

Keen observers may have noticed that our sign's lighting remains on long after dawn. This happens because of the location of the photocell/sensor switch regulating electricity to the circuitry for our sign lights. Over the years, shrubbery has become thicker and thicker and thus the sensor thinks it is not yet morning and therefore the lights are not shut off. This issue has prompted the trustees to wonder whether it might be time to invest in some more energy-efficient lighting instead of just patching together a solution for the location of the photocell/sensor. Stay tuned for more news on this as the weather breaks. And while we are at it, plans are underway to trim some of the shrubbery to improve traffic sightlines at the intersection of Smith Road. Mr. Freygang himself attended to the trimming duties on one side of the sign when the landscaper's quote for the work seemed high to him. (You can thank Dale when you next see or talk to him.)

Thanks to All Who Helped Us Cope With the Recent Massive Snowfall

So many of our neighbors either personally cleared sidewalks in front of their homes or hired people to help them do so. Such neighborliness did not go unnoticed and helps to keep our residential community one of the prime subdivisions in Northern Summit County.

"Geese Crossing" Signs?

A member approached the Board of Trustees with an idea to erect "Geese Crossing" signs along Lake of the Woods Boulevard in the vicinity of the lake. While this falls outside of the purview as board members because it is a City of Akron issue, **David Worhatch** contacted our Ward 8 Councilman Bruce Bolden about the idea, as it had a certain level of appeal to him. He learned that the Traffic Division is not anxious to erect too many signs or to place more than one sign per signpost within the right-of-way of residential neighborhoods. So, let's all just be careful enough to expect geese and other wildlife, migratory and otherwise, in our area.

Maintaining Street Illumination Lights

If any of the street illumination lights are in need of maintenance, it has been called to our attention that recourse for this sort of issue lies with the utility company and not the City of Akron. It is clearly not an Association issue! So, while the City of Akron will respond to a call placed to 311, or 330-375-2311 from a cell phone, it would be quicker to call First Energy/Ohio Edison directly.

Source of City Advisories

As you may recall from the bulletin we circulated recently about the parking ban and the one-day weather-induced delay in trash collection, the Mayor's office and our Ward 8 Councilman offer social media platform services available to city residents interested in signing up for advisories. This might be a good idea for inclement days like we recently endured! Now, if we could only dispatch the Polar Vortex!

Forthcoming Celebrations

Independence Day and Halloween will be here before we know it! At least that is true for diehards who would like to make plans for such celebrations in 2026. You are reminded that the Board of Trustees does not participate in organizing neighborhood parties, celebrations, or canvassing, so any residents with school-aged children who might be interested in helping to foster an *esprit* in Lake of the Woods should start organizing now. The board will help get the word out, but those interested in that sort of help should remember that the three board members are volunteers and have their own personal and business commitments, especially around holidays, so allow at least two weeks' notice if asking for help from the Board of Trustees with publicity, sign placement approval, etc.

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 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.

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
330-375-2256, ext. 8308, or 330-671-6580
Ward8@akronohio.gov

City of Akron Trash and Recycling
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 near future);
- Plan on attending the virtual “Town Hall” meeting on those proposed amendments by video conference (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 on a date to be determined soon);
- Consider pitching in to help us with one of the tasks on the trustees’ plates; and
- Pay your 2026 Homeowners Association dues (\$200.00) (or \$300.00 for each of the two households located on one-and-one-half lots) if you are one of the owners of the 19 lots who have not already done so. An invoice reminding you of this has been sent by Mr. Freygang. 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, Acting President and Treasurer
David Worhatch, Secretary
Gary Himmel, Board Member