

LAKE OF THE WOODS HOMEOWNERS ASSOCIATION

April 2026 Newsletter – Part 1 of 6

What To Expect With the Next Several Newsletters

Following the successful “Town Hall” meeting of Thursday, March 26, 2026, board members decided to circulate a series of newsletters focusing on different aspects of the process of soliciting membership approval of the proposed amendments of our current Declaration and current Code of Regulations (*i.e.*, “Bylaws”). We plan on publishing the April newsletter in six (6) parts:

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| Part 1 | Developments and Overall Status |
| Part 2 | A Focus on the Bylaws Changes |
| Part 3 | A Focus on the Declaration Changes |
| Part 4 | What Enforcement Would Look Like Under the New Documents |
| Part 5 | Why the New Documents Are So Much Better Than What We Have |
| Part 6 | What the Consequences of Disapproval Would Mean |

Developments and Overall Status Since the “Town Hall” Meeting

Board members conferred immediately after the “Town Hall” meeting and already have exchanged ideas on further refinements of the proposed amendments through informal exchanges among themselves, comments and suggestions received from fellow homeowners, and advice from the Association’s counsel. To date, several adjustments to the “Draft 6” version of each document previously shared with you have been sketched out and will be presented to counsel for final review before presenting them to the membership.

It is more than just merely “fair” to say that the trustees have seriously considered every comment shared during the “Town Hall” meeting and in e-mail correspondence received since that time. Members are encouraged to keep the dialog going by sharing with the Board of Trustees any further thoughts they may have until final decisions are made on the versions of the documents to be submitted for a vote. The trustees will continue to take each member’s views and recommendations to heart.

But there is one exception ...

One member advocates disbanding the Association. The trustees respectfully decline to consider that option. As winding down the Association would require the *unanimous* concurrence of all 83 households, this is not possible and will not be given further consideration.

Clear-Cut Guidelines, Due Process Protections, and Avoiding Future Arbitrary Actions

A homeowners association more than 40 years old (ours was established in 1984) by now would have undergone five or six exercises in modernizing and amending its organization documents to make sure they reflect the will and wishes of current residents and not just the ideals of a developer who sold the 83 sublots here and his own view of how we would want our Association to be run now, some 40 years hence. What that means is that we are dealing with the challenges caused by lots of “deferred maintenance.”

We cannot keep kicking this can down the road. So, for those thinking there is a lot to take in right now, the trustees ask you to consider that what we all need is a *comprehensive* review and long overdue improvement of our organization documents.

This much is certain if we do nothing ... our current documents offer is a wide variety of *gaps* that only invite future board members or those with a personal agenda to interpret and apply (or ignore all together) what is currently written in (or omitted from) our Declaration. What is direly needed is greater clarity when it comes to do's and don'ts. We need to make sure use and maintenance of our property and any future improvements or replacements or updates are judged according to *objective* standards consistently and uniformly applied. Those gaps in our current instruments would be plugged by the amendments in compliance with current Ohio law.

Beware the “Trojan Horse”

Board members urge that their neighbors not let the perfect be the enemy of the good.

By now, some are aware of a summary being circulated by a few Association members apparently opposed to the Board's recommended amendments. The trustees are aware of what is being said in opposition ... and could not possibly disagree with those observations more.

Indeed, the Board's work on the proposed amendments continues to this day as some areas that were overlooked or not considered as thoroughly as they probably should have been are being revisited. *Can the same be said for those critical of the board's recommendations?*

The trustees represent *all* the members, not just those intent on torpedoing any efforts at reform without offering constructive alternatives. The *duty* of the Board of Trustees is to consider the welfare and fair treatment of *all* members in the context of a planned community organized under Chapter 5312 of the Ohio Revised Code ... not just those who disfavor amendment of the organization documents or who might want to weaken the protections otherwise in place.

That is why board members planned all along to provide further insight and details once the members had their chance through the “Town Hall” meeting to react to the proposed changes and offer their ideas on further refinements or editing.

Ample Time Will Be Allowed for Your Consideration of the Proposed Amendments

Please do not listen to anyone claiming that the trustees are trying to “rush” anything through. We expect to get final versions of the two instruments into your hands soon (once further refinements currently underway are complete) and you will have ample time to seek additional clarification and to provide further suggestions before your vote is solicited. You will hear more about these plans in future newsletters and formal notices.

Accessing the Recording of the “Town Hall” Meeting

Members still can access the recording of the “Town Hall” meeting by sending an e-mail message to the Secretary of the Association at sdworhatch@worhatchlaw.com and providing both a first and last name and the e-mail address to which a link to the recording may be transmitted. Once access is gained, a member will be able to download the recording of the entire meeting and view it on a video player on his or her computer.

Multiple E-Mail Addresses?

Our experience in fielding inquiries and exchanging e-mail messages with the Association’s members during the organization document amendment process prompted a number of members to ask that e-mail messages be sent by the Board of Trustees to two separate accounts in the same household. We are able to accommodate such requests, but we will do so only upon a request sent to us from the e-mail address you would like to add. So, if both of the owners of a dwelling would like to receive his or her own e-mail message from us, please send the name of the extra e-mail recipient and his or her e-mail address to us in a request sent to HOALakeoftheWoods@gmail.com.

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. This also is the best way to get comments to the trustees respecting the drafts of the Amended and Restated Declaration and Amended and Restated Bylaws.

For the Board of Trustees:

Gary Himmel, President
Dale Freygang, Vice President and Treasurer
S. David Worhatch, Secretary