

LAKE IN THE WOODS COMMUNITY LETTER

AUGUST- SEPTEMBER 2020

Dear Lake in the Woods Residents:

We hope this letter finds you and your families staying healthy. The LITW OA Board continues to meet monthly for the LITW OA Board Meetings at the Regency Oaks Clubhouse located at 4445 Breakwater Boulevard. The meeting space has proven to be an excellent venue. As outlined in the June 2020 Community Letter, the Clubhouse allows the LITW OA Board and residents of LITW to attend their monthly Board meetings in person while providing restrooms, and enough indoor space with cool air ventilation, and physical distancing. While State of Florida and Hernando County do not have a mask mandate in place, if you decide to attend, masks are highly encouraged for everyone's safe health. Thank you.

VERY IMPORTANT!!! GATE TOKEN TAG REGISTRATION ENDS SEPTEMBER 30, 2020 DUE TO MECHANICAL ISSUE AT GATE

Residents: Please note the time-period has been extended to apply for and receive gate access tokens for your vehicle(s) due to a mechanical issue at the front gate.

Effective September 30, 2020, the new electronic gate tokens will be the only non-stop thru access into the LITW Community. All vehicles with a yellow 2019 sticker will be required to stop at the guard gate for verification prior to entering the LITW Community. This includes motorcycles. **ALL RESIDENTS TAKE NOTE-** Please remove your yellow sticker **prior to September 30, 2020** after attaching your new vehicle token for a smoother entry

TWO (2) WAYS TO GET YOUR 2020 VEHICLE TOKEN OUTLINED BELOW:

Vehicle Registration & 2020 Token Stickers: A new 2020 form is available on the LITW Website at litwoods.com. Type into your search browser litwoods.com. You may have to reset your current LITW bookmark or favorite. Scroll down to middle of home page to **2020 Token Access**. **NOTE: Any resident requesting tokens after September 1, 2020: please supply registration for all vehicles. In addition, any replacement token request will require a copy of vehicle registration in addition to a fee.**

1. You can fill the form out online and submit the form immediately. Follow the prompts on the form. Residents may also print the form from the website, complete and either email or drop off in an envelope labeled "TOKENS" at Gate Guardhouse. Please scan or take a photo of your registration for the vehicles and send to legal@litwoods.com **Expect a 24-48 hour turn around for tokens. Tokens will be delivered to your home.**

2. Vehicle Token Forms are located at the kiosks. Please complete the form, put in an envelope labeled 'TOKENS' with any additional added vehicle registration paperwork (If applicable) at Gate Guardhouse labeled "TOKENS". **Expect a one (1-2) week turn around processing period. Tokens will be delivered to your home.**

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AUGUST- SEPTEMBER 2020

Red Mailboxes: The red mailboxes in each Kiosk. These boxes have been installed as another avenue for residents to communicate with the OA Board and will be put to good use in the future for Community activities. Please feel free to drop **suggestions** into the box. It is still recommended that you email any Architectural Control Committee request(s), including tree removals directly to the ACC Committee at acc@litwoods.com. In addition, you can find the forms at our website: www.litwoods.com. Click on the Governing Documents tab.

Architectural Control Committee (ACC) Reminders: All changes to the **outside** of the property must have prior notice and approval by the ACC before work has begun. These changes include:

- Tree Removal
- New Roof
- Painting the House
- Fence
- Landscaping (beyond regular maintenance)

The Lake in The Woods OA Board of Directors is currently reviewing and re-evaluating the Architectural Control Committee guidelines as outlined by **Article VII** of the Lake in The Woods covenants. The review surrounds procedures, evaluations, and the fining process. Any changed procedure and/or information will be forthcoming via the website, email, and kiosks. Look for the information soon. All owners are required to be familiar with the Lake in The Woods Deed Restricted Covenants and Bylaws. If you would like to review the Covenants and Bylaws, both are located at our website www.litwoods.com. Just click on the Governing Documents tab.

New Logo for LITW: Your LITW OA Board has the new LOGO below for the Community. The logo was submitted by our own resident and was a combination of two of the four submissions! Congratulations to resident P. Cannone and thank you Phil for contributing to enhance the Lake in The Woods Community. Please be patient as the Board begins the transition and implementation of the modified LOGO on signage, letterhead, and other forms.



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AUGUST- SEPTEMBER 2020

Drainage Project Update: The Board was updated on the drainage project on August 13, 2020. Drawings of the surveys have been submitted to the Board. If any resident is interested in reviewing the surveys and recommended modifications by ProCivil 360, please contact secretary@litwoods.com to arrange an appointment to see the drawings. ProCivil 360 plans to work on the required mock-up modeling of the drainage changes and will present those models to the Board if completed by the September 10th OA Board meeting. ProCivil 360 will conduct the contractor search and will make recommendations based on costs to the Board.

LITW Lakes Update: **PLEASE NOTE:** After consulting with the LITW OA Association Attorney, this is a reminder that both lakes may be utilized by LITW residents and their accompanied guests only. These lakes are NOT open to non-residents. Both of our lakes are for all residents' enjoyment, whether fishing, kayaking, or canoeing. The easement for the northern lake is along the fence line on the west side of the lake. Residents may only enter and exit the north lake through the common easements located at the end of Sugartree Drive & Laurel Oak Drive. The southern lake (larger lake) may be accessed via the bridged area connected to the island. **PLEASE do not trespass through your neighbor's or another resident's private property to enter or exit either of the lakes.** Resident homeowners along both lakes have been instructed to contact the Hernando County Sheriff's Office to maintain owner privacy. Let's hope it doesn't come to that. Thank you everyone.

Notice to Community regarding Board Special Meetings: The LITW OA Board must formally Notice residents within 48 hours of a **regular or special meeting**. The Notice consists of normally hanging a sign viewed outbound on Lake in The Woods Drive and additional signage placed at kiosks and are considered usual practice. Some special meetings are **closed** for attendance by LITW residents per Florida Statute 720.303 (2)(c)(1). These meeting situations are very rare, but from time to time, the OA Board must meet and discuss confidential information without the presence of residents in accordance with Florida Statute 720.303 (2)(b). The OA Board met for two special OA Board **closed** meetings. One meeting occurred on May 27, 2020 and another meeting on June 25, 2020. Both meetings were **NOT** noticed to Lake in The Woods residents. After attorney consultation, the OA Board will now Notice the Lake in The Woods residents in the usual manner as described above with the signage for any subsequent **special** meetings moving forward. If the meeting is a **closed** meeting in accordance with Florida Statute 720.303 (2)(b), a **closed notification** will be attached to all signage. If no closed notification is attached to Notice signage, all LITW residents are welcome to attend.

Election Season and Signage: There have been several resident questions regarding signage, etc. pertaining to this election cycle, so the OA Board thought this would be a good time to review the LITW Covenant regarding this issue:

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AUGUST- SEPTEMBER 2020

ARTICLE IX – Section 5: *No sign of any kind shall be displayed to public view on a lot without the prior written consent of the Association, except customary name and address signs and signs of not more than five square feet in size advertising a property for sale.*

LITW Directory: Progress is continuing the Directory with a distribution date sometime in September 2020.

RECURRING REMINDERS:

Dog Owner Reminders: LITW Board and residents want to remind **all dog owners** that in accordance with Hernando County Code: 1. All dogs must be on a leash when outside owner's property. 2. Pick-up any dog poop or other excrement left by your pet in any area of LITW, this includes Resident and Community common areas. The LITW Board suggests residents whose properties are being violated to take a picture (if possible) of the animal, owner, and location of violation. **Call Hernando County Animal Services at (352) 754-6830 and Press 1.**

Front Gate Reminder: To avoid a backup at the front gate, please submit a guest list with names prior to your event. Multiple tie-ups regularly occur at the front gate, in addition, residents are having to contact the front gate for guest confirmation on the spot, which can also cause a tie-up traffic for other residents. Thank you!

RESIDENT NEWS SECTION

Attention All Motorcycle Riders: Interested in getting together with other LITW residents for a planned ride? Call Bob Hayward at 727-808-7187 for more information.

Neighbors: If you have a moment to check on your neighbor's welfare (with distancing and masking), please do so. Your neighbor may need a hand but may not or cannot reach out for help during this pandemic time.

Thank you for following current gate protocols when asked, it helps keep our guards and all our residents healthy and safe!

Your OA Lake in the Woods Board:

President - Yvonne Caskey
Vice-President - Paula Morton
Secretary - Constance Croak
Treasurer - Mary Ellen Caesar

Director - Marty Martino
Director - Wayne Gardner
Director - Bob Schneider
Director - Dan Russack