

LAKE IN THE WOODS COMMUNITY LETTER

JUNE 2021

Dear Lake in the Woods Owners & Residents:

We hope this letter finds you and your families staying healthy and getting ready for a fabulous Florida summer!

IMPORTANT LITW Community Highlights

4th of July Independence Day Festivities will be held on **Saturday, July 3rd** rather than Sunday, July 4th. There will more information forthcoming—Stay Tuned!

Architectural Control Committee (ACC) Guidelines 2021 (Attached) - In May 2021, the Board notified residents of the revised and consolidated overall **General LITW Policies**. In that same spirit of communication, the current ACC Committee has consolidated and simplified some of the more commonly used **alterations** and LITW Covenant **violations** frequently observed in the LITW community. The **ACC Guidelines 2021** are a reference to assist all owners/residents prior to initiating outdoor home changes/projects. The Guide is also a reminder of keeping the outside of your home congruent with LITW Covenants. The **ACC Guidelines 2021** can be found on the LITW Website and will be posted at all mailboxes. If you have any questions about ACC Guidelines or are not sure if the Guidelines apply to your project or home, please email: acc@litwoods.com. An ACC Committee member(s) will return your inquiry as soon as possible and clarify. The current members of the ACC Committee: Kathy Hall – Dennis Rosa- Bob Schneider (Board Representative).

FRONT GATE NEWS

3rd Quarter Long Term Passes – Please remember to renew your long-term passes with the front gate by 30th of June.

Continuing Vendor/Guest Issues at Front Gate - Please remember to call in any vendor/contractor or guest with the name, date and time of entry to LITW. This assists the front gate access control personnel to quickly confirm your vendor/guest and allow entry. There have been several denials of entries due to residents not contacting the front gate with the proper information. In addition, just a reminder, that any vendor arriving to LITW with a pet will also be denied entry with any animal. This is safety protocol for LITW residents and vendors pets' alike. The LITW Access Control personnel continue to make exemplary efforts in verifying that proper notice to the front gate has been initiated by residents and would like to thank residents in advance for the notification.

Resident Entertaining – A reminder that as we move into fun summer activities, please don't forget to call in or deliver your list of guest names to the front gate prior to your event.

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LAKE IN THE WOODS COMMUNITY LETTER

JUNE 2021

Another Slow Down Reminder – **Good News!** The newly installed resident only front gate entry withstood the first summer downpour with just one minor adjustment. **Bad News!** Many residents are practicing their latent Hot-Rod Speedway skills while driving through the gate. **Please slow down.** The first curve on River Birch subsequent to resident entry gate has been designated as a 20 MPH curve for a reason. ---SAFETY---

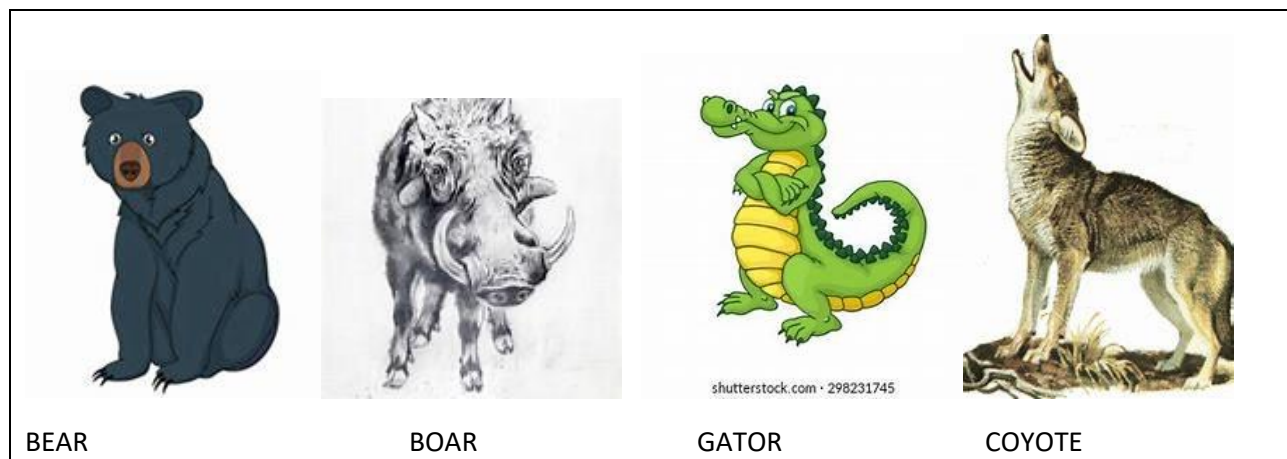
Please remind yourselves, children, guests and any person residing in your home that operates a motor vehicle to please slow down while entering our wonderful community. No one wants to see a person, an animal or any homeowner property get hurt or damaged. Thank you!

The Board of Directors are discussing various remedies for the entry speeding dilemma, which for example, may include: speedbumps and/or forfeiting resident's automatic gate entry token. Resident must then use gatehouse entry only. The Board will notify all residents in advance the date of implementation of any remedies. Next Board Meeting is July 8, 2021, 7PM at Regency Oaks Clubhouse.

OTHER LITW NEWS

LITW Community Common Area Maintenance - Our new Maintenance Person, Carlos is busy scheduling and getting caught up with LITW Community Maintenance issues and landscaping. If you notice a common area maintenance issue, please call W. Gardner at (803) 381-1235 directly and Wayne will be sure to add it to the schedule. Contacting Wayne directly keeps Carlos free of interruptions and ensures the work will get scheduled. Thank You!

BE AWARE---OUR SUMMER FRIENDS MAY DROP IN AGAIN!



Electric Fences - A reminder to double check your pet's collar and fence to make sure both are operating correctly. Some LITW residents have reported pets running towards

LAKE IN THE WOODS COMMUNITY LETTER

JUNE 2021

them without an owner or leash attached to the animal. Please be mindful of your neighbors who are afraid of dogs and your neighbors who walk their pets through LITW.

RESIDENT NEWS SECTION

Fund the Fountain Event Update – Wine & Cheese Silent Auction

WHAT: Resident sponsored event to help fund a new fountain at the Lake in The Woods Front Entry – Food, Wine, Music and a chance to visit with one another while contributing to make Lake in the Woods a better place to live.

WHEN: Sunday, July 11, 2021 2:00 PM

WHERE: *Well come OM Center - 4260 Lake in the Woods Drive, Spring Hill, FL.*

COST: \$25.00 PER PERSON (Price includes food, wine and swag!)

TICKETS: Tickets are available prior to the event (**encouraged & recommended**) as well as at the door on the day of the event. Call Y. Caskey @ 786-776-7510 to purchase a ticket or for more information. In addition, the Fund the Fountain Committee will be canvassing door to door selling tickets to the event in the upcoming weeks.

Other monetary donations for the fountain should be payable to: **Bonnie Brockoff – and can be mailed to 4516 Lake in The Woods Drive, Spring Hill, FL 34607**

The Fund the Fountain Committee is seeking *donated items or services* for bidding by LITW residents to help contribute to the fountain costs. *If you would like to donate or help on the committee, please call Donna McDonald at (678)-710-1948.* If no answer, please leave a message and she will call you back. Thank you to all residents who have already donated items including the venue. More information about this event will be posted at the kiosks in the upcoming weeks.

Thank You from the Fund the Fountain Committee Members:

Bonnie Brockoff, Yvonne Caskey, Godfrey Eason, Danielle Gardner, Donna McDonald

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

Additional Shared Library Donation: The Maye Family has donated a Shared Library! The Box is located near the Gazebo. Thanks Maye Family!



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JUNE 2021

To All Residents:

Thank you for following current gate protocols when asked, it helps keep the Access Control gate running smoothly, in addition to keeping the gate personnel and our community safe and healthy! Have a great summer!

Your OA Lake in the Woods Board:

President - Yvonne Caskey	Director - Marty Martino
Vice-President - Paula Morton	Director - Wayne Gardner
Secretary - Constance Croak	Director - Bob Schneider
Treasurer - Mary Ellen Caesar	Director - Dan Russack
Director – Anthony Dedea	