



LAKELINES

Lake in the Woods Association, 8575 Lake in the Woods Drive, Bainbridge, OH 44023 www.lakeinthewoods.org

Cleanup Day October 2, 2021

Fall cleanup day will be on Saturday October 2, 2021. Meet at 8:30 am at the Pavilion. All our pool furniture needs to be stored for the winter. Other small projects will also need to be completed such as trash pickup. We also will need a group to gather at the 306 entrance around 9 am WITH GLOVES for your hands to help move rock as a continuation of the erosion mitigation project

If the weather does not cooperate, the Cleanup Day will be rescheduled for the following Saturday.

Pavilion and Gazebo Staining Project

These two beautiful structures are in need of a fresh coat of stain protectant. The board has not decided on specific dates for this work, but will post to email and Facebook when the work begins.

Neighborhood Summer Roundup

BAINBRIDGE INVITATIONAL

The Bainbridge Invitational was an extraordinary success this summer. Despite a bit of heavy rain in the middle of the meet, all our swimmers and local neighbors had a great day of competition and it was a thrill to host this event once more.

Cara and John Zoltowicz provided exemplary leadership and urge all of our Lake in the Woods residents to reach out into the community to support and give thanks to all of our sponsors.



on the other side
Lawn Fertilization



Make A Healthy Change
AMI NOVAK - PERSONALIZED NUTRITION



AliCat's
hair studio



Stretch & Catch



READING CENTER



PIXLEY FAMILY

TRAFFIC LIGHT INSTALLATION

As many of you have noticed, there is a traffic light being placed in one of the most dangerous intersections in Geauga County. The corner of Haskins and East Washington is finally getting a safety upgrade.

The Board has been in contact with the Geauga County Sheriff's office as well as the local Bainbridge Police Dept. regarding the potential for increased traffic through Lake in the Woods, especially on days when there could be delays at the corner of Haskins and East Washington during construction. The Board encouraged the local law enforcement to monitor the speed of all motorists on our roads.

WINTER SEASON APPROACHES

REALLY!!! Just a reminder from the LITW Board that Bainbridge Township does not allow cars to be parked on the road when snow exceeds 2 inches.

NOTICE OF ANNUAL MEETING

The LITW Annual meeting will take place on November 15, 2021 at 7:30 pm. The meeting will take place virtually through GoToMeeting. Meeting invitation will be sent via email and posted on Facebook for LITW residents.

The Board of Trustees is accepting nominations for trustees. The term is a two year term starting in March of 2022 – February of 2024. Please contact a board member if you would like to nominate a LITW resident or yourself.

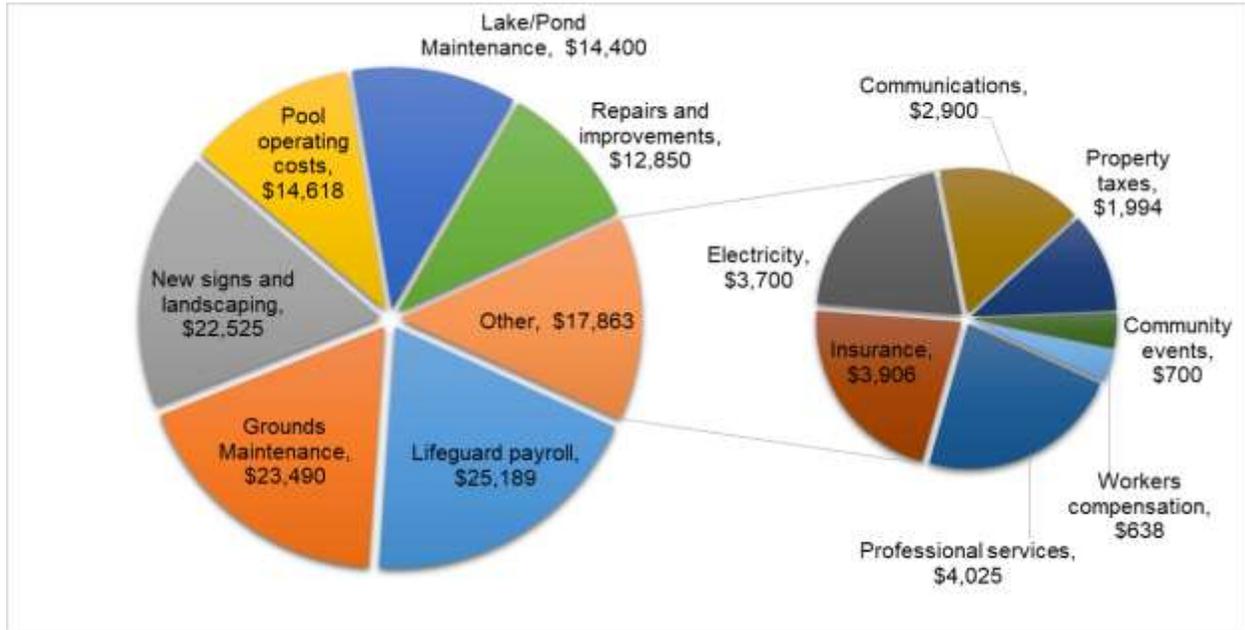
LAKE IN THE WOODS RULEBOOK

The Board has adopted a Lake in the Woods Handbook of Rules. The handbook has been distributed by email and has been posted on Facebook. Copies of the rulebook will be distributed to all residents of Lake in the Woods. The rulebook will also be published with each directory.

This document explains with more clarity the "do's and don'ts" of the Lake in the Woods Association. The rules directly correlate with the promotion of the health, happiness, safety and peace of mind of all the homeowners and residents.

Annual Assessments: Where Does the Money Go?

A common question from many of our residents is how the Association uses the money from annual assessments. Below is a summary of the annual budget which was approved by the Board of Trustees for the current fiscal year (3/1/21 to 2/28/22):



As the chart shows, there are a lot of expenses associated with operating our pool and keeping the neighborhood's 14+ acres of common areas maintained, as well as the lake, beach and dam. This year's budget fully utilizes all assessment revenue. One major expense unique to this year is the signage replacement project, which was primarily paid for through the Association's existing reserve funds. Most of the other expenses are part of the Association's typical operating needs.

The reserve fund is funded by transfer fees which are collected from new homeowners when homes are sold. The Association currently has approximately \$80,000 in reserve funds, which are restricted for long-term capital improvement purposes. The current level of annual assessments (\$800 per home) covers the Association's operations but does not include savings for the reserve fund, as directed by a neighborhood vote conducted in 2018.

The Board of Trustees obtains competitive bids for significant contracts and also utilizes volunteer labor and/or businesses with neighborhood affiliations in order to control operating expenses as much as possible and manage our resources effectively. If you have any questions about the Association's finances, please contact our Treasurer, Joe Scalf.

We are on Facebook:

<https://www.facebook.com/groups/LakeInTheWoods/>

Send the board an updated email address if you would like to receive communication via email. Send to lakeinthewoods44023@gmail.com

Trustee Contact information

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