JUNE-JULY, 2025 EDITION

The Lakes

Lake of the Woods of Jacaranda Newsletter

News and Events

The LOWOJ Road Resurfacing Project Status

While it is difficult to lead off a newsletter with this topic, it is also clear that this is one of the biggest concerns of our homeowners and the Board of Directors at the moment.

We are aware of the concerns of our homeowners on Silk Oak Dr. and Lakescene Dr. Your Board of Directors shares those concerns, and we are taking every step that we can legally take to induce Anderson Paving to complete the project in a timely and professional manner. One of these steps is that the HOA is withholding payment on the final remaining progress payment due to poor performance. Those funds will not be disbursed until, and unless, Anderson Paving completes the project in-full. We ask our homeowners to please also understand that this effort by the Board of Directors may need to include some potential legal activity between the HOA and Anderson Paving that we are not at liberty to discuss. These are sensitive steps that take time to play out and the Board of Directors cannot discuss them at the moment -- but we will as soon as it is prudent to do so. We understand your concerns and ask for

UPCOMING EVENTS

LOJ Clubhouse Events (LOJ only)

6/13 and 7/11: Community Mixer (7pm-9pm)
6/20 and 7/18: Morning Coffee (10:00-12:00)
6/27 and 7/25: Sip n' Dip Event (5pm-7pm)
Yoga/Pilates (every Tuesday/Thursday 8:30 – 9:30 am)
Tai Chi (every Tuesday/Thursday 9:45-10:45 am)
Water Aerobics (every Monday & Thursday 10-10:45 am)

General Community Events

6/6 and 7/11: LOJ Board Meeting (9 am)
6/6 and 7/11: LOWOJ Board Meeting (10 am)
6/9 and 6/23: ARC Committee Meeting (10:00-11:00) at the LOJ Clubhouse
6/9 and 7/14: Wetlands Committee Meeting (11:30-12) at the LOJ Clubhouse

your patience while we work through our options.

Venice Hurricane Expo on May 30th

The Venice Hurricane Expo is Held as a public service prior to hurricane season from June through November. Speaker topics include information gained and lessons learned from recent hurricanes, storm prep, the role of emergency services, stormwater/flooding, evacuation centers and the Sarasota County transportation plan, common myths and misconceptions and what to do following a hurricane. Vendors will offer invaluable hurricane and storm-related information, products and services, and raffles and other give-a-ways are planned. At the city of Venice table, there will be a raffle for three weather radios. Food and drinks are available for purchase. The Expo runs on Friday, May 30 from 9 am to 3 pm. Admission is free.

If you are new to the area, this event should not be missed. Venice Community Center, 326 Nokomis Ave. S., South Venice. (copied from the *Town Chronicle*, May 2025, pgA29 and A30).

The New Homeowner Information Packet is Here!

The New Owner Information Packet has been completed and is ready for distribution. We intend this to be a living document, which will be kept current with active updates. The Board reviewed and approved the packet at the May Board of Directors meeting, and all of the documents links to outside documents/information have been verified.

You can download your own copy of the new Homeowner Information Packet by clicking on this link.

In the future, when changes are made, we will add a new timestamp to the document to avoid confusion regarding which version is the latest information.

NO FERTILIZER Season Begins June 1st!

On June 1st, we enter the Sarasota County Restricted Fertilizer Season. The restricted lawn and shrub fertilizing season calls for a blackout period from June 1 to Sept. 30. During this period, no fertilizer containing nitrogen or phosphorus should be applied to turf or landscape plants. This applies to all of Sarasota County, and the Town of Longboat Key. The City of North Port follows the same rule during this period, but allows the use of nitrogen and phosphorus to landscape plants. There is no limit placed on the amount of potash that can be applied. New plantings of turf and landscape may be fertilized only for a 60-day establishment period.

Fun Things to do in Venice

Are you looking for something fun to do in Venice this month? Here's a clickable link to a great source of information on fun things to do in the Venice area! → Fun Things to do in Venice

Messages from Your Board

Open Treasurer Position

The Board of Directors is still searching for someone with an accounting background to join the Board of Directors as Treasurer. This role is two-sided and critical to the Board's success. The successful candidate will oversee the accounting and financial reporting aspects of the Board of Directors. Most of the day-to-day work is conducted by Keys-Caldwell, but there is an oversight responsibility that the Treasurer must accept. Click here for an overview of a typical Treasurer's responsibilities.

The second, and equally important part of this volunteer position, is to serve as an equal Board member. This means that, while having an accounting/finance background is important, the Treasurer also participates as a full member of the Board, voting and participating in Board Meetings and able to work well collaboratively with the other Board members, while also taking on projects that need to be "carried across the goal line" by a Board member.

If we cannot find a suitable candidate, we will need to hire someone to perform this responsibility, and that will **INCREASE YOUR DUES**. Please consider volunteering.

Vehicles Parked While Over-hanging the Sidewalks

Recently, there has been a noted uptick in the number of vehicles that are being parked in driveways and either partially or fully blocking the sidewalks.

We are asking all homeowners and residents to avoid doing this. We have a number of people who live in the subdivision who have vision and physical handicaps that require them to move down the sidewalks with the help of a cane or a wheelchair. When a vehicle is parked across a sidewalk, these people are forced to enter the street, which is very dangerous for a person with a handicap.

In particular, trucks with trailer hitches that extend across sidewalks represent a potential injury problem, especially in the evening hours. Any vehicle parked across a driveway, and especially those with towing hitches can go undetected and cause crippling injuries if walked into.

Overnight Parking / Storage of RV's, Boats, Resident Vehicles

We are starting to have many parking related issues, particularly with RV's and Boats, but also extending to vehicle parking, that have resulted in increased enforcement by the Board of Directors. It's important that our homeowners and residents understand the rules about parking. Some of the covenants have been modified by State Statutes. Accordingly, in the following, rules about *vehicles* being parked in a covered garage should now be interpreted as "garage or driveway". Please note that trailers and boats are NOT *vehicles*. Furthermore, RV's are expressely forbidden from being parked on private property for any extended period other than a few hours to pack, clean, or perform maintenance.

The LOWOJ Master Association Declaration of Covenants states the following:

7.11 Boats, No boats may be kept or stored outside of any residential dwelling, except that boats may be kept or stored on any COMMON AREAS pursuant to rules and regulations adopted by the ASSOCIATION if, and only if expressly permitted by any such rules and regulations.

7.12 Vehicles. Only automobiles, small trucks, vans, and other vehicles commonly used as private passenger vehicles may be parked within the SUBJECT PROPERTY overnight. **Other types of vehicles, recreational vehicles, campers, boats and trailers, may not be parked or stored overnight or for more than four (4) hours in any day, unless fully enclosed inside a garage**. No vehicle shall be parked outside overnight if commercial equipment or commercial lettering is exposed in or upon the vehicle. The foregoing restriction shall not be deemed to prohibit the temporary parking of commercial vehicles making delivery to or from, or used in connection with providing services to any UNIT. No motor vehicle shall be stored with the SUBJECT PROPERTY which is not in operating condition, and no major repairs of motor vehicles are permitted within the SUBJECT PROPERTY. **Motorcycles are not permitted except with the prior written consent of the ASSOCIATION** which may be withdrawn at any time and **any permitted motorcycle must be equipped with appropriate noise muffling equipment** so that the operation of same does not create an unreasonable annoyance to the residents of the SUBJECT PROPERTY.

Owners, their tenants and invitees must park their vehicles inside the garage which is constructed as part of the residence or on the driveway to the residence. No parking of vehicles is allowed on unimproved lots, lawns or upon or within the paved roads or streets located within the Subject Property except for commercial service vehicles and trucks during such time as they are actually serving and/or repairing or improving the Owner's residence or Lot and except for invitees of the Owner or tenant who may park in the street adjacent to the Owner's Lot if and only if space is not available for parking within the Owner's garage or driveway to the residence and if and only if such parking in the street is for a period of less than six consecutive hours and less than eight hours on any one calendar day.

The Lake of the Woods of Jacaranda Declaration of Covenants adds the following restrictions:

Section 3. Easements for Parking. Temporary guest or recreational vehicle parking shall be permitted only within spaces and areas, if any, clearly marked for this purpose located within the Limited Common Areas. The Association, through its officers, committees and agents, is hereby empowered to establish parking regulations and to enforce these parking regulations by all means lawful for such enforcement on private roads, including the removal of any violating vehicle by those so empowered.

Section 8. Visible Parking or Storage. With the exception of bicycles, family-type noncommercial automobiles, small trucks, jeeps, vans and other vehicles commonly used as private passenger vehicles, no vehicle of any kind shall be parked or stored on a Lot except inside an enclosed garage. No carts, motor homes, trailers, boats, racing cars or commercial equipment shall be parked or stored on any private or public street in "The Lakes of Jacaranda" or on any Lot exposed to view from an adjacent Lot or property, for more than four (4) hours in any day. No vehicle shall be parked outside overnight if commercial equipment or commercial lettering is exposed in or upon the vehicle. The foregoing restriction shall not be deemed to prohibit the temporary parking of commercial vehicles making delivery to or from, or used in connection with providing services to any Lot. **No major repairs of motor vehicles are permitted within The Lakes of Jacaranda**. Motorcycles are not permitted except with the prior written consent of Declarant (or its assigns), which said consent may be withdrawn at any time and any permitted motorcycle must be equipped with appropriate noise muffling equipment so that the operation of same does not create an unreasonable annoyance to the residents of The Lakes of Jacaranda. **No disabled vehicle shall be stored on a Lot except on a temporary basis (less than one (1) week). No boats may be kept or stored outside of any residence**, except that boats may be kept or stored on any Limited Common Areas or Common Area pursuant to rules and regulations adopted by the Association or

Community Association, as applicable, if, and only if, expressly permitted by any such rules and regulations.

Please observe these rules and help us to avoid having to write violation notices and levy potential fines.

No-Mow (Buffer) Zone Rule

The No Mow Zone rule that was approved by the Board of Directors will not be enforced until the HOA is first able to demonstrate implementation of these no-mow zones in our common areas. We are working with our landscape contractors to establish these areas. The Board feels that the HOA should first demonstrate a commitment to this effort by setting an example in the common areas before requiring homeowners with lakefront property to comply. The No Mow Zone is defined as a six-foot buffer of grass or natural vegetation between a homeowner's property and the edge of a wet pond. The rule aims to reduce nitrate runoff and erosion, which can lead to costly dredging. The full No-Mow Zone Rule can be found by clicking this link. The document discusses the purpose, legal obligations, and examples of common issues such as erosion from clear-cutting lawns to the waterline. The full text of the LOWOJ No-Mow Zone Rule can be found by clicking this link.

The Wetlands Committee and the Board of Directors will soon be embarking on an effort to provide HOA homeowners with educational resources that discuss the rationale behind our rule to establish a Buffer (or No-Mow) Zone. We will also try to provide helpful guidelines to assist homeowners and contractors with proper maintenance practices to prevent further erosion and wet pond deterioration.

Establishing no-mow zones and letting our wet pond shores "Go Wild" naturally stabilizes the shore, filters and cleans dirty runoff, maintains greater privacy, increases property value, enhances scenic beauty, prevents erosion and allows for healthy habitat for fish, birds, and other important species.

If you want to catch up on how these no-mow zones work, you can learn about why no-mow zones are important in southwest Florida by clicking on this link.

New Email Service for the Board of Directors

We are still receiving emails via private email accounts. Please help us to remain compliant with Florida State statutes by only sending Board of Director related information to us at the following email addresses.

President-LOWOJ@lowofj.com (currently assigned to Jeff Carman)
VicePresident-LOWOJ@lowofj.com (currently assigned to Rob McCoy)
Secretary-LOWOJ@lowofj.com (currently assigned to Robert Last)
Treasurer-LOWOJ@lowofj.com (currently open)
Director-LOWOJ@lowofj.com (currently assigned to Mike Gnaegy)

LOWOJ Wetlands Committee

The Wetlands Committee that reports directly to the Board of Directors has been very active in keeping our wet pond system working properly. The committee consists of eight homeowner members who offer expertise in engineering, biology, and water management, and is currently receiving proposals to perform our short-term goals and priorities, including addressing wet pond erosion, vegetative overgrowth, sedimentation, eco-system health, and invasive species.

The maintenance project on our short-term goals (which are largely related to maintaining the system that transfers storm water from one pond to another until it ultimately ends up in the Alligator Creek Preserve) began in May.

The Board of Directors recently approved the proposed short-term wetland mitigation project, which closely parallels the proposed short-term action items that were recommended by TGW Engineering in 2022. The selected contractor, Solitude Lake Management, began work on May 20 and the first phase of the project has now been completed. The work included clearing vegetation and ensuring erosion control measures are in place around five pond control structure areas within LOWOJ. Solitude also removed screen and cage debris in areas that had been reported via a homeowner work order request as well as the removal of a trash can that had been partially submerged in the wet pond to the east of Fringed Orchid Trail since hurricane Milton last year. These cleanup activities were performed at no additional cost during their visit.

The committee will now begin to concentrate on intermediate goals, which were provided in the TGW Engineering study.

Landscape Committee

In the last Board Meeting, Jeff Carman noted that lighting issues at the south entrance are being investigated. Discussions will include reviewing the existing Brightview contract. Jeff noted a concern that large landscaping companies may not be as responsive or dedicated to the community's concerns and proposed exploring partnerships with two or three smaller, local landscapers for more direct service and accountability.

After a great deal of research into the governing documents of the master association and the sub-associations, the LOWOJ Board has developed new documentation that clarifies the ownership and maintenance responsibilities of the Master Association and Sub-Associations. Recently, several properties have been identified with issues such as dead trees or unmaintained monuments that belong to Sub-Associations. Future violations will be issued to both the homeowner and the Sub-Association and the master association will treat sub-associations in the same manner as it handles violation for individual property owners.

The Board encourages community participation. During the last Board Meeting we suggested the possibility of reinstating a "Volunteer Recognition and Appreciation Event" at the clubhouse as a means of encouraging more homeowner involvement.

An owner raised concerns about irrigation and plant death. The Board acknowledged ongoing issues

with The Lakes of Jacaranda (LOJ) regarding shared irrigation systems. It was emphasized that the community's relies on volunteers to keep HOA fees low. The lack of a functioning Landscape Committee was discussed specifically, in this regard. The Lake of the Woods of Jacaranda has reformulating the Landscape Committee and is actively seeking volunteers interested in serving on this important Committee.

- The Committee's main purpose is to ensure the proper use, care, and upkeep of the Association Common Areas as well as to recommend improvements to the Board.
- The Committee will perform quarterly inspections to ensure the contractual obligations of our landscape contracts are fulfilled and notify the Board of areas of concern or potential matters that may require action of the Association.
- The Committee will work with the Board to employ professional landscape contractors on an as-needed basis. If a new general landscape company is required, the Committee will be responsible for obtaining bids, presenting the results and making a final recommendation to the Board.
- The Committee will evaluate the current landscaping conditions and make appropriate recommendations to the Board for review, comment, and approval.
- The Committee will be responsible for developing a short-term (one to two years) and long-term (three to five years) Landscaping Plan including projects, timing and estimated costs to the Board on an annual basis.
- The Committee will organize and supervise volunteer projects to improve landscaping in common areas as it sees fit.
- The Committee will forecast existing and anticipated contracts, vendor agreements and routine landscaping requirements such as seasonal plantings, decorations, etc. to the Board to help establish a Landscaping Budget.
- The time requirement will involve a monthly Committee meeting at the LOJ Clubhouse and such extra time as the Committee decides is necessary.

If you are interested in contributing to your Association in a very meaningful way, please consider volunteering for this important Committee. **This is important – please consider being a volunteer. Otherwise, we are going to have to hire these people – and then your dues are going to increase dramatically!**

If interested, please respond to Mike Gnaegy at Director-LOWOJ@lowofj.com

Newsletter Team

The Newsletter team is still in urgent need of a couple of volunteers who are willing to work collaboratively with the two Boards, our homeowners, and our newsletter team to create newsletter content. We have had to slow down the newsletter to bi-monthly because we simply don't have enough volunteer help from our neighbors to send it out monthly. If you are willing to volunteer a few hours a month to participating in the newsletter team, please contact Bob Last at secretary-LOWOJ@lowofj.com.

IMPORTANT: Register Your Contact Information with Keys-Caldwell!

The Board of Directors and Keys-Caldwell are continuing with an effort to obtain electronic contact information for ALL LOWOJ residents. Currently, we are down to about 90 homeowners who have not provided opt-in email information on the Keys-Caldwell website. In order to keep your annual assessments as low as possible, we request that ALL RESIDENTS have an opt-in email on-file with Keys-Caldwell. Reducing the number of USPS mailings will reduce our costs and allow us to keep your annual assessments as low as possible. If the HOA is successful in moving to all-electronic notifications, we can save both time and money, and better use the funds that our homeowners have entrusted us with. This is especially important because of the importance of the participation by as many homeowners as possible.

If you're uncomfortable with obtaining or using an email address, we can help you to set this up and provide training/coaching to make it work for you. It's really very easy to do! Keys-Caldwell has developed special training tools to help those who don't know how to approach this. You can contact Keys-Caldwell for additional information and assistance. Please consider submitting a valid opt-in email address if you have not already done so.

We previously provided details on how to add your email into the opt-in list in the June Newsletter on the first page (click the link to the left to open the June Newsletter).

Upcoming LOJ Clubhouse Activities (LOJ residents)

Every month there are several activities for LOJ residents in the Clubhouse. These include the Monthly Mixer, the Morning Coffee, and the Sip & Dip.

Also included in Clubhouse Activities are The Book Club, Mah-Jongg, Men's Poker, Water Aerobics, Pilates and Tai-Chi. If you are interested in joining in on the fun, here is some contact information:

Water Aerobics

Monday & Thursday 10-10:45 am. Bring a noodle. At the clubhouse pool. (Summer only, May-November: when water temp is greater than 78 degrees)
Contact: Helmine (helmine.junger@gmail.com)

Yoga /Pilates

Tuesday & Thursday 8:30-9:30 am bring mat, strap and weight, if you have them. At the clubhouse.

Contact : Patty (patricia2br@gmail.com)

Tai-Chi

Tuesday and Thursday 9:45 - 10:30 am at the clubhouse. Contact : Patty (patricia2br@gmail.com)

Book Club

First Thursday of the month 1 – 2 pm (October – May)
Contact: Lisa Gold LHGold246@gmail.com
Summer Contact: Joyce (jkl770@comcast.net) schedule varies in summer

LOJ Mixer

Every month on the 2nd Friday, potluck & BYOB at the clubhouse 7 – 9pm.
Contact: Joyce (jkl770@comcast.net)

LOJ Morning Coffee

Every month on the 3rd Friday, at the clubhouse 10:00-11:30 am, bring a mug. Coffee is provided; just show up with a breakfast dish to pass and enjoy!
Contact: Patti and Gary Gardwell (mailto:mgpgardwell@gmail.com)

LOJ Sip & Dip

Every month on the 4th Friday, 5 -7 pm. Potluck and BYOB at clubhouse.
Contact: Patty (patricia2br@gmail.com)

You can also check the LOJ calendar on the Keys-Caldwell website for the dates/times for all the activities. Participating in the Clubhouse Activities is a great opportunity to meet your neighbors and make new friends.