

South Tampa's Finest

WINWARD LAKES

Gated 55+ Community

May 2024



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6220 S. Dale Mabry Hwy

Tampa, FL 33611

813-839-2812

Dana and Christian Serino

Community Management Team

Email: WinwardLakes@SteinerCommunities.com

Visit us on the web at

www.Winwardlakes.com

MANAGERS' MESSAGE



Happy May, Winward Lakes!

It has been a busy time for us at Winward Lakes! The remodel of the Clubhouse is now finished, with the exception of some decorating and finishing touches which will be carried out over the next few weeks. It is very pretty and the echo has diminished quite substantially!! We have also finally replaced the motherboard for the front gate and it will be fully operational May 15. This is the time we need all of you to check your clicker's batteries and make sure they are working, or locate your swipe card for entry. You will also need to remind your guests / vendors that they will need to use the call box to gain entry to the community. For those of you who have forgotten how the gates work, I am including the gate operation in this newsletter. Please refer to Page 5. For NEW residents only, please call the office and we will set you up with a gate card (\$10.00 or a gate clicker \$40.00).

Just a reminder to all that if you have a water emergency, you must call Maintenance Kevin on his cell phone. His number is 813-404-3614. For any other emergency, call the police—either 911 or the non-emergency line at 813-231-6130.

I also wanted to remind everyone that with the arrival of spring, wildlife mating season is in full force. I am not only referring to feral cats, but also critters such as raccoons, possums, etc. Now is the time to ensure your house is sealed up well with no places for these animals to get in!! They can be very destructive to the under side of your home—chewing through water lines, etc. Also, I cannot stress this enough—PLEASE DO NOT LEAVE FOOD OUTSIDE FOR STRAY ANIMALS!! This attracts all kinds of critters—not just cats! Removal and trapping is very expensive and something you want to avoid.

Finally, wishing all of our Mothers, Grandmothers, Great-Grandmothers and Fur-baby Mothers, a VERY HAPPY MOTHER'S DAY on May 12th!! Please also note that the office will be closed and there will be no trash collection on Memorial Day—Monday May 27.

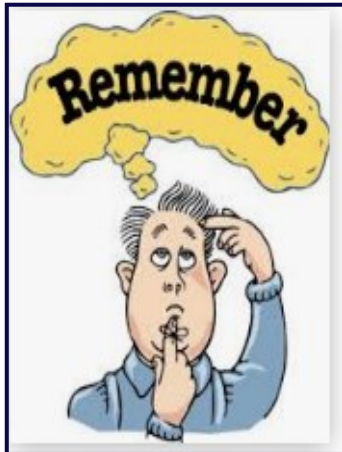
Take a deep breath and enjoy life!!

Dana and Christian Serino

COMMUNITY MATTERS

Front Gates

Our Front Gates will be fully operational on May 15th. This means that you will no longer be able to pull up to the gate and have it open. Please ensure your clickers have batteries and are working, or locate your swipe card. We will remind all closer to the 15th.



Community Improvements

As you are aware, Christian and I are hands-on with many of the improvements in this community. This means, however, that we will not always be sitting in the office, but can be found working in and around the community. Rest assured, we can ALWAYS be contacted. If our office assistant, Kevin, is not in the office, you can always reach us by phone / text / or email (the number is posted on the door). Or drive around—look for our golf cart and you will find us (hammer or paint brush in hand, mind you).



May Social Club Events

May 6—Monday Night Bingo—7pm (card pick up 6-6:45pm)

May 17—Potluck Dinner 6pm. Theme—Red, White and Blue. Burgers, Hot dogs and picnic food. (sign up required). Starting in May when you sign up for Pot Luck, your name will be entered for a special prize draw

May 21—Social Meeting—3pm. All are invited!!

May 24—Luncheon Outing—Yummy House Dale Mabry. Meet at clubhouse at 11am to carpool.

May 31—Finally its Friday—Happy Hour 5pm

** There has been some interest in starting a horseshoe group. Anyone interested, please contact Thelma Deleary 813-839-2085.

We want to thank everyone who supports our Winward Lakes' Events!!

List of Important Numbers and Emails

Office: 813-839-2812
winwardlakes@steinercommunities.com

Spectrum: 1-833-697-7328

Zego: 1-866-729-5327

After Hours Water
Emergency: 813-404-3614

Rent Manager
Login: <https://steiner.twa.rentmanager.com>

LIST OF CONTRACTORS

Roofing Replacement:	Elite Roofing -	813-630-0800
Plumbers:	Everyday Plumber	813-872-0200
	The Drain Team	800-863-1079
Electricians:	First Choice Energy Solution	973-462-3420
Painting:	Maia (Winward Lake Resident)	813-701-4066
Termite Treatment:	Haskell Termites	813-239-1790
Pest Control:	McCleod Pest Control	813-454-7321
Tree Removal:	Gino Savorelli	813-778-8495
Gutter Cleaning:	Clean Pro Gutter Cleaning	877-736-0586
Carpet Cleaning:	Dynamic Carpet Cleaning	813-875-3270
Mobile Home Insurers:	Hometown (Dusty Cowart)	386-736-1000

***Please note—these contractors are only suggestions based on contractors we have used in the past. We do not endorse or guarantee their work. We are just including phone numbers as residents have asked. We ALWAYS suggest you get several estimates from different companies before committing.*





ENTRANCE GATE INFORMATION AND INSTRUCTIONS

Residents will receive an access card to the gate, which is to be used for entrance into the community by you only.

Entering the Community: When entering the community with closed gates, you will see a small, grey box next to the numbers. You must hold your card up to the box to scan, and the gates will open once the scanner reads your car. Gates will remain open long enough for two cars to enter.

Exiting the Community: The gates are sensor activated. All vehicles can exit the community by pulling up to the gates.

Guests or Deliveries: Please do not allow your visitors, or any unknown people to “tailgate” you through the gate, or you will be in violation of the Rules. When the gates are closed, family or friends will be required to use the call box located at the front entrance. They will scroll down to find your name, and push the call button; which in turn will dial the phone number you had previously given the office. If you have caller I.D., the gate phone number will appear as

813-835-1214

If you have a Smart Phone, you can program this number as “Front Gates”. You will be able to speak to the person, and if it is someone you know, or are expecting (deliveries, contractors, etc.), you will push 9 on your phone, and the gates will open.

Gate Hours: Monday through Friday, ENTRY GATE will be set in the OPEN position between 4pm and 6pm. Both gates will be closed for the remainder of each weekday. The reason for this is to ease traffic at the busiest time of day, keeping the Community safe and secure.

On Saturdays and Sundays, the gates will remain CLOSED. Visitors will need to contact you to allow them access to the community.

BACK GATE: This is an EXIT only gate. You just need to drive up to the gate and it will open. There is a pedestrian walk-through with a keypad for entrance and exit. The code for this is 1560.

FITNESS WITH ANDRE

For those of you who are fitness enthusiasts, or at least trying to start the new year off on the right foot, make sure to join us every Thursday in the fitness center at 1:30pm. We are lucky to have an amazing trainer join us weekly to help you reach your fitness goals!!



Do More, Feel Better



- A program for adults **60 & older** who have been feeling down or not enjoying things as they usually would.
- 9-week program based on research showing that increasing participation in pleasurable & rewarding activities can lead to improvement in mood.
- You can receive up to **\$130** over the course of the program, if you are eligible.
- Flexibility to choose whether to have sessions by phone, video, or in-person at select senior centers.
- For more information, contact our study team at **813-974-3576** or **domorefeelbetter@usf.edu**



Hillsborough
County Florida



UNIVERSITY of
SOUTH FLORIDA



MARKETPLACE



DUSTY COWART • AGENCY OWNER

244 S Woodland Blvd
DeLand, FL 32720

Phone: 386-736-1000
Fax: 386-736-1001

Dusty@hometowninsurancegroup.com

MAY BIRTHDAYS



Barbara F
Noreen M
Sam U
Linda D
Carolyn M
Norman P
Debra C

Judy C
Luz R
Steven G
Laurie G
Philip S
Harold B
Patricia F

Julia D
Stephen K
Lawrence S
Robert W
Michael B
Daniel C
Mary K L

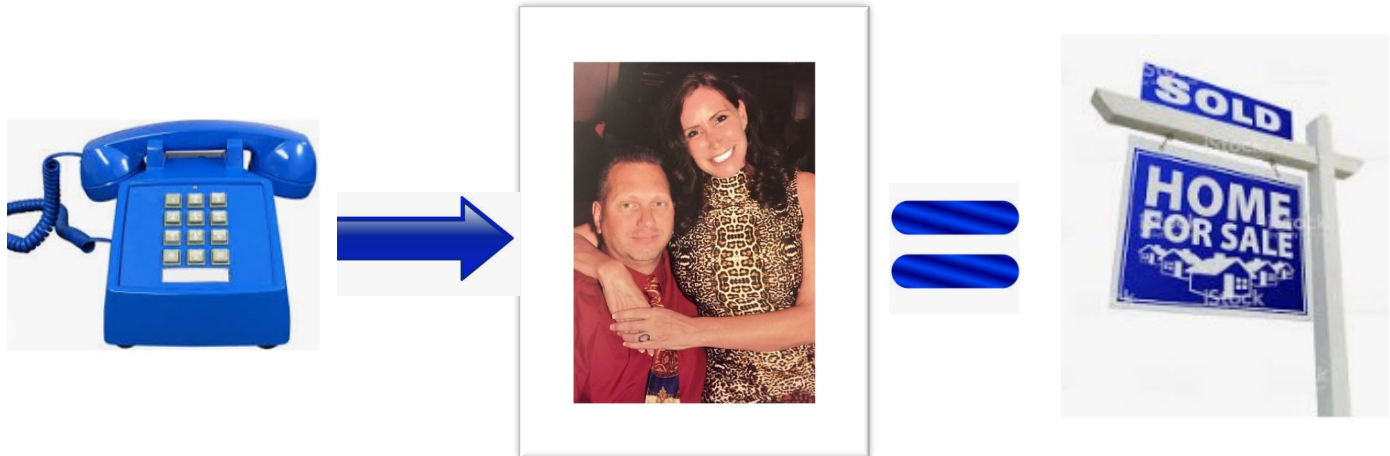
Taurus and Gemini

Taurus—April 20—May 20 -What sign is more likely to take a six-hour bath, followed by a luxurious Swedish massage and decadent dessert spread? Why Taurus, of course! Taurus is an earth sign represented by the bull. Like their celestial spirit animal, Taureans enjoy relaxing in serene, bucolic environments surrounded by soft sounds, soothing aromas, and succulent flavors.

Gemini—May 21 - June 20

Have you ever been so busy that you wished you could clone yourself just to get everything done? That's the Gemini experience in a nutshell. Spontaneous, playful, and adorably erratic, Gemini is driven by its insatiable curiosity. Appropriately symbolized by the celestial twins, this air sign was interested in so many pursuits that it had to double itself.

CALL US FIRST!!!!



Just a reminder that Christian and I not only manage Winward Lakes, but we SELL homes here also!! We are as passionate about sales as we are about managing! If you are planning to sell your home, or are in the market to upgrade and would like to buy a new home here in Winward Lakes, we are the FIRST AND ONLY call you need to make!!

FIVE REASONS TO LIST YOUR HOME WITH US

1. **We know Winward Lakes...**As your Community Manager, we are Park Place Housing Sales Consultants—and are very familiar with Winward Lakes. We live here too, and we can talk about it as a resident, a manager and a salesperson!
2. **We know the market....** Park Place Housing sells homes throughout the West Coast of Florida. We know what homes are selling for and what buyers are willing to pay.
3. **We know home sales...** we are in the business of selling homes—it's an art and a science and we're good at both! We know how to capture a serious buyer's interest and how to turn a "looker" into a buyer.
4. **We know people...**we know how to talk with "lookers" and serious buyers—and, we know how to tell the difference. We're skilled in pointing out the features of the homes we sell as well as the benefits of our community. We know how to find out what buyers are looking for and match them to the home that meets their needs and wants!
5. **We advertise...**We feature homes for sale on our website, in newspaper ads, and on our signs. If it is listed with Park Place Housing... People know about it.



Your Source for High Value, Low Cost Florida Homes.

OUR CURRENT LISTINGS



Your Source for High Value, Low Cost Florida Homes.

Call Christian or Dana

(813) 839-2812



Only \$199,000.00

3722 Spinnaker Drive
Tampa, FL 33611

Welcome to this brand new, beautiful Jacobsen home which boasts three bedrooms and two full bathrooms in an open concept floor plan with a beautiful kitchen and dining area.

Winward lakes is the perfect 55+ Retirement Community located in prestigious South Tampa! Professional, on-site management team maintains the community to the highest standards. Amenities include two stocked fishing lakes, a heated swimming pool, a large Clubhouse and community room complete with a full kitchen and game room, a library, fitness center and fenced, community dog park. Call today, this WON'T last long!!



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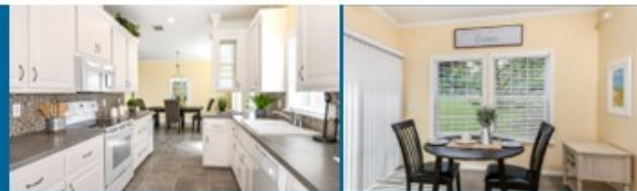


Only \$217,900.00

3727 Spinnaker Drive
Tampa, FL 33611

BRAND NEW, FULLY FURNISHED model home for sale! This beautiful Jacobsen IMP45216 Model home is a 3 bedroom, 2 bathroom, 1,456 sq foot home. Stunning open concept design with beautiful galley style kitchen! This home was a model home and comes FULLY FURNISHED. New home AND new furniture—How amazing is that?!!!!

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Only \$199,000.00

3729 Winward Lakes Drive
Tampa, FL 33611

Welcome to this brand new, beautiful 3 bedroom Jacobsen home. The primary and ensuite are large, the 2nd and 3rd bedrooms are perfect for a guest room and a dedicated home office. The open concept Kitchen / Dining / Living spaces complement the home nicely. The entrance under carport goes into a dedicated laundry room. The entrance on the other side of the home opens into the Living area.

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(813) 839-2812



Only \$249,000.00

3737 Yardarm Drive
Tampa, FL 33611

Welcome to this Gorgeous three bedroom two bathroom nicely appointed neutral color scheme countertops backsplashes and water-proof vinyl plank flooring (carpet in the bedrooms). Primary bathroom boasts The Statesman shower and has a large double sink vanity. Main entry is under a covered porch, that wraps the western side of the home to the secondary entry, which is next to the carport with room for two vehicles.

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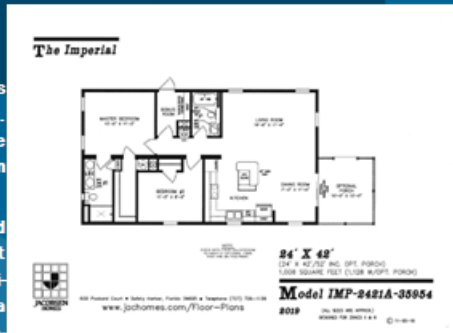


Only \$179,900.00

6210 Starboard Lane
Tampa, FL 33611

Welcome to this beautiful 2023 lakefront home. This home is 1,008 sq.ft. and boasts two bedrooms and two full bathrooms. The open concept design includes kitchen appliances. Imagine enjoying your morning coffee with that fabulous lakeview from your very own deck!

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RESALES



Your Source for High Value, Low Cost Florida Homes.

Call Christian or Dana

(813) 839-2812



Only \$149,900.00

6216 Compass Lane
Tampa, FL 33611

Welcome to this beautiful 2 Bedroom, 2 bath with very large rooms, including a screened-in patio off the breakfast nook that faces East allowing for cappuccinos at sunrise.

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OUR CURRENT LISTINGS CONTINUED

RESALES



Your Source for High Value, Low Cost Florida Homes.

Call Christian or Dana

(813) 839-2812



Only \$79,725.00
3738 Spinnaker Drive
Tampa, FL 33611

Welcome to this 1982 home located on a great corner lot. This home includes two bedrooms with some recent updates including a bathroom renovation. This home is priced to sell and won't last long!

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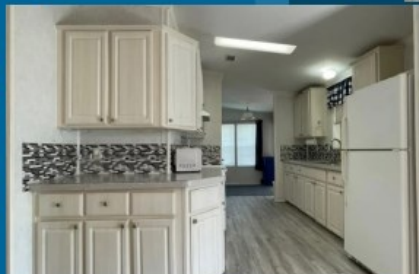
(813) 839-2812



Only \$174,900.00
6216 Compass Lane
Tampa, FL 33611

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OUR CURRENT LISTINGS CONTINUED

RESALES



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(813) 839-2812

Only \$179,900.00

3728 Binnacle Drive
Tampa, FL 33611

Welcome to this beautiful 2021 Fleetwood by Jacobson home. This open concept 1456 square foot home boasts 3 Bedrooms, and 2 bathrooms, 9 ft ceilings with crown molding, throughout,

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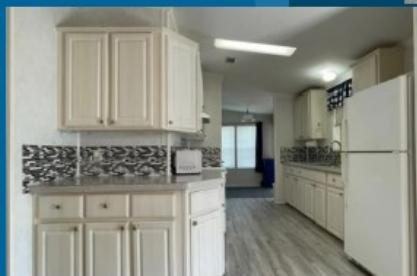
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WINWARD LAKES FUN AND GAMES

Did you know....

- there are 22 stars in the Paramount studios logo
- in a deck of cards the king of hearts is the only king without a moustache
- black on yellow are the 2 colors with the strongest impact
- the safest car color is white
- the most commonly forgotten item for travelers is their toothbrush



Family Word Search

E S E W Q U I N T S M V Z U Z
 E T X I N R L H F G Y Y T C K
 R E G S A N A A H J T J V M P
 T P R S T W I N S I S T E R L
 Y F A S T E S N O I T A L E R
 L A N S T E P C H I L D R E N
 I M D G E E L D Y Q Y B C L O
 M I P X R V P P A L U V E F S
 A L A K W A I F U U I A P Q D
 F Y R R Y G N T A T G M D O N
 O Q E G M D F D A T N H A S A
 Y H N F L D J L P L H I T F R
 E X T E N D E D R A E E U E G
 R E H T O R B P E T S R R Q R
 A M D N A R G T Q M I G K L X

EXTENDED	FAMILY	FAMILY TREE
GRANDMA	GRANDPA	GRANDPARENT
GRANDSON	QUADS	QUINTS
QUINTUPLETS	RELATIONS	RELATIVES
STEPBROTHER	STEPCHILDREN	STEPDAUGHTER
STEPPAMILY	STEPPAMILY	TWIN SISTER

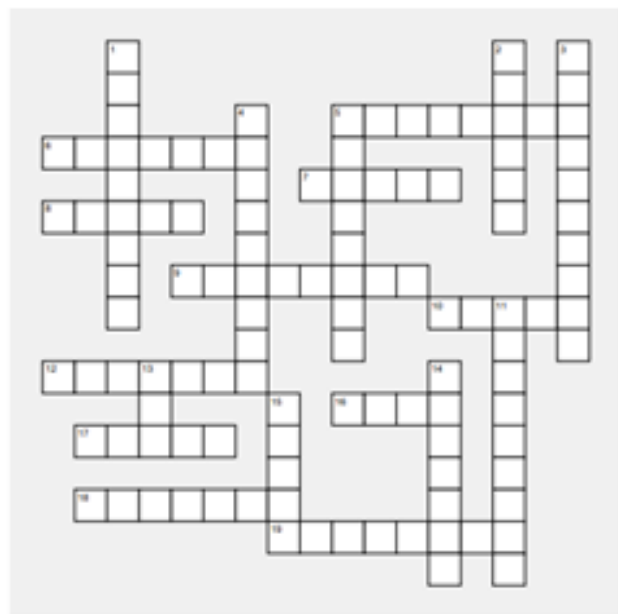
Sudoku—Easy Level

		2		6	1			9
8		5	4				7	6
6		4						
		3		5	2			
			8		7			
			9	3		2		
						1		2
3	6				8	4		7
2			1	4		9		

Monthly Riddle

I start with a "p" and ends with "o-r-n," and I'm a major player in the film industry. What am I?

Animal Crossword



ACROSS

- 5) Nut collector
- 6) Emu's cousin
- 7) Bullwinkle, for one
- 8) Centaur, in part
- 9) Aquarium favorite
- 10) Sea spouter
- 12) Barnyard bird
- 16) Fox's prey
- 17) Furry swimmer
- 18) Bird with flippers
- 19) Aussie hopper

DOWN

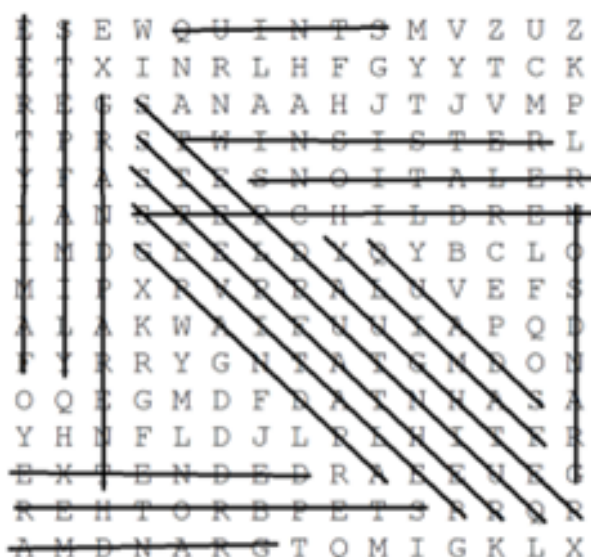
- 1) Monarch, e.g.
- 2) Slowpoke
- 3) Lizard's relative
- 4) Quick change artist?
- 5) Desert stinger
- 11) Everglades denizen
- 13) Alley ____
- 14) Spotted stalker
- 15) Odor emitter

WINWARD LAKES FUN AND GAMES **ANSWERS**



For those of you who have been asking for the answers to our puzzles and riddles, here you go—But don't be tempted to look unless you **REALLY ARE STUMPED.....**

Family Word Search



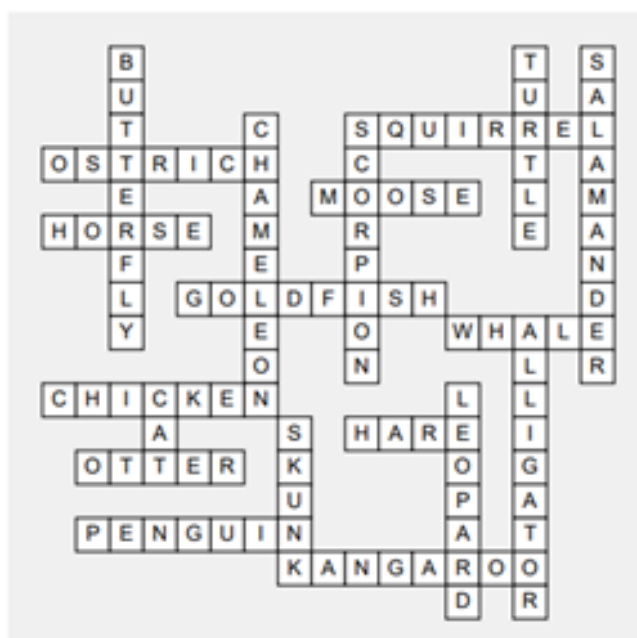
- | | | |
|-------------|--------------|--------------|
| EXTENDED | FAMILY | FAMILYTREE |
| GRANDMA | GRANDPA | GRANDPARENT |
| GRANDSON | QUADS | QUINTS |
| QUINTUPLETS | RELATIONS | RELATIVES |
| STEBROTHER | STEPCHILDREN | STEPDAUGHTER |
| STEEFAMILY | STEEFATHER | TWIN SISTER |

Monthly Riddle

I start with a "p" and ends with "o-r-n," and I'm a major player in the film industry. What am I?

Answer: Popcorn

Animal Crossword



Sudoku—Easy Level

7	3	2	5	6	1	8	4	9
8	1	5	4	2	9	3	7	6
6	9	4	7	8	3	5	2	1
1	8	3	6	5	2	7	9	4
4	2	9	8	1	7	6	3	5
5	7	6	9	3	4	2	1	8
9	4	8	3	7	5	1	6	2
3	6	1	2	9	8	4	5	7
2	5	7	1	4	6	9	8	3

MAY 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 RENT IS DUE	2 Trash Collection Coffee/Donuts 9:30 am Bingo—10:30am Fitness With Andre 1:30 Fitness Center	3 Bible Study 6pm – Clubhouse	4
5	6 BINGO 6:45 Trash Collection RENT IS LATE LATE CHARGES BEGIN	7	8	9 Trash Collection Coffee/Donuts 9:30 am Bingo—10:30am Fitness With Andre 1:30 Fitness Center	10 Bible Study 6pm – Clubhouse	11
12 HAPPY MOTHERS DAY  Mother's Day	13 Trash Collection Monday Night Bingo – 7pm (cards avail 6-6:45)	14	15	16 Trash Collection Coffee/Donuts 9:30 am Bingo—10:30am Fitness With Andre 1:30 Fitness Center	17 Bible Study 6pm – Clubhouse Pot Luck Dinner 6pm	18
19	20 Trash Collection	21	22	23 Trash Collection Coffee/Donuts 9:30 am Bingo—10:30am Fitness With Andre 1:30 Fitness Center	24 Luncheon @ Yummy 11am Bible Study 6pm – Clubhouse	25
26	27 MEMORIAL DAY!! Office Closed NO TRASH COLLECTION	28	29	30 Trash Collection Coffee/Donuts 9:30 am Bingo—10:30am Fitness With Andre 1:30 Fitness Center	31 Happy Hour 5pm	