

South Tampa's Finest

WINWARD LAKES

Gated 55+ Community

August 2024



INSIDE THIS ISSUE

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Tampa, FL 33611
813-839-2812
Dana and Christian Serino
Community Management Team**

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Visit us on the web at
www.Winwardlakes.com

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MANAGERS' MESSAGE



Happy August, Winward Lakes!

Well summer is well underway and I can honestly say I'm looking forward to the cooler temperatures. We have found this year to be exceptionally hot and with that, we have all seen soaring TECO bills despite good practices at energy conservation. We contacted TECO regarding our bill, and asked for advice or tips on how to reduce energy. This is what we were told:

- Set your thermostat at 78 degrees and set the fan on "auto." Every degree below 78 can add 6 percent to 8 percent to the cooling portion of your power bill.*
- Use ceiling fans – but only in occupied rooms. Fans cool people, not furniture.*

For summer, rotate the blades counter-clockwise.

- Use the microwave or grill to cook food, to keep the kitchen from heating up.*
- Set your refrigerator temperature at 37 degrees and your freezer at 5 degrees. Keep the doors closed and properly sealed.*
- Clean the refrigerator coils quarterly and turn on the power-saver mode, if available.*
- Lower the temperature setting on your water heater to 120 degrees. Keep showers to under seven minutes.*
- Run washing machine and dishwasher only when they are full; wash laundry with cold water.*
- Close the curtains or blinds in sunny rooms, to keep the heat out.*
- Turn off computers and monitors when not in use, or put them in "sleep" mode. Unplug electronics, gadgets and chargers.*
- Clean or replace air conditioning filters each month. This helps the unit run more efficiently.*
- Check for leaky windows and doors, and don't forget the fireplace damper, if you have one.*

These were some great tips—many of which we already practice, and we felt it was worth sharing.

I also wanted to remind residents that if you have a "running" toilet or a dripping faucet, you are wasting a LOT of water, and your water bill will increase substantially. Don't put off having these items repaired. It may seem like a minor issue, but you can go through gallons of water per day with a running toilet.

On a final note, make sure to turn to page 7 for an interesting read on modern day mobile homes.

Stay cool, my friends.

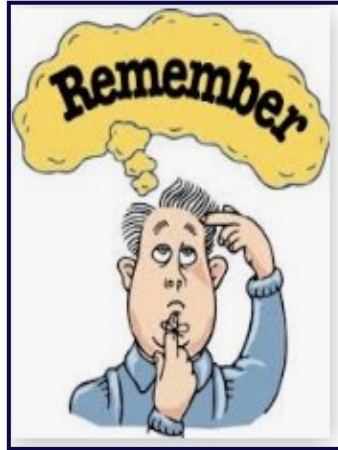
Take a deep breath, and enjoy life!

Dana and Christian Serino

COMMUNITY MATTERS

Clubhouse Closed

Winward Lakes is hosting an external event August 13—15th and the clubhouse will be closed to residents during this time. This also means that there will be no Coffee / Donuts or Bingo on Thursday August 15th. The pool will remain open for use during this time.



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 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) .



August Social Club Events

- August 5th — Monday night Bingo at 6:45pm
- August 6th — Social Meeting at 2pm. Open to all
- August 13th — Luncheon at Bahama Breeze. 11am. (Sign up at Clubhouse)
- August 20th — Potluck Dinner—"So Long Summer" 6pm. (Sign up at Clubhouse)
- August 27th — Game Night at 7pm
- August 30th — Wine Down at 5pm

List of Important Numbers and Emails

Office: 813-839-2812
winwardlakes@steinercommunities.com
After Hours Water
Emergency: 813-404-3614
Spectrum: 1-833-697-7328
Rent Manager
Login: <https://steiner.twa.rentmanager.com>
Zego: 1-866-729-5327

New Pool Umbrellas

As you have probably seen, we have purchased new freestanding umbrellas for the pool area. If you put the umbrellas up while at the pool, please remember to put them back down when you are finished. Thank you for your cooperation.

Interesting Fact For Pet Parents

Christian and I learned recently that not all veterinarians are equally qualified. We assumed when we had our girls (Xena and Luna) spayed, that our vet was a "surgical vet" and had the additional training to specialize in surgery. Unfortunately since being spayed, Xena has exhibited signs of being in heat. It turns out she has something called Ovarian Remnant Syndrome (part of her ovaries were left behind during surgery which can be dangerous). She needs to have another surgery to correct this.

Long story short, after discussions with the clinic's managing director, we were advised that not all vets are "board certified" meaning they have completed additional training in a specific area of veterinary medicine and have passed an examination that evaluates their knowledge and skills in that specialty area. One such area is surgery. Christian and I had no idea! Had we known, we would have done our due diligence when choosing a vet to perform surgery on our girls.

For all of our pet parents here at Winward Lakes, we thought this was important information to pass along. If your furry-child needs "specialized care" for an illness, make sure to look for a vet that is board certified to treat that illness, particularly if you are dealing with something like cancer, cardiology, or any internal medicine.

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
HVAC	Southern Comfort (Tanner)	813-525-4842

***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.*



COMMUNITY ETIQUETTE



Living at Winward Lakes is a blend of living in your own private world while coexisting with neighbors who share the comfort, convenience, and perks that Winward Lakes provides. In order to show respect and consideration for your neighbors and keep the community energy flowing harmoniously, observing some neighborly etiquette can make life easier for everyone. If you have a problem with your neighbor, talk to them about it. Be friendly and let them know what is bothering you. Most of the time, people do not realize they are doing anything that bothers you. Remember, Management will only deal with issues relating to violations of the Guidelines for Living in Winward Lakes. If your problem is not a Rules Violation, there is really nothing Management can do to help.

We've put together some helpful hints and suggestions to become a better neighbor.

SAY HELLO

It takes only a second to say hello when you run into your neighbors. Don't earn yourself a reputation as being a stick-in-the-mud. Be nice. It costs nothing and goes a long way toward friendly community living.



KEEP THE NOISE DOWN

Noise is a primary complaint among neighbors living in close quarters. As we are an older community, many of you retire to bed early, and wake early, however some of you are night owls. Show consideration for your neighbors who may maintain unusual schedules. Please do not start mowing your lawn (or allowing your contractors to start work) before 8am in the morning, or sit outside with a group playing loud music, past 10pm (move the party inside, and close your windows).

COMMUNITY ETIQUETTE, CON'T

CONTAIN YOUR PETS

There are a variety of rules governing pets in our community, but the most important thing to note is that pets must not make excessive noise, should not be allowed to run free off of their leashes unless in the dog park, and of course, pet poop must be dutifully disposed of so it does not become a nuisance for your pet-free neighbors.

RESPECT GARBAGE RULES

Another point of contention is the proper disposal of garbage. Garbage is to be bagged and placed at the curb for collection **ON THE MORNING OF COLLECTION**, Monday and Thursdays. Only household waste is collected, so the disposal of large items such as furniture or construction materials must be disposed of privately by you. Observing these rules will keep the peace among neighbors while also keeping odors, insects, and wild animals under control.

TREAT COMMON AREAS WITH CARE

Shared amenities such as our pool, clubhouse, library, fitness center and dog park, should be respected as common areas. Don't leave things lying around in these areas, respect the pool rules, and wipe your sweat off the fitness equipment. Be respectful of noise levels as well as the hours of use that are allowed for each amenity.

OBSERVE SECURITY MEASURES

Safety and security should be a priority for all residents in our community. Make sure that the gate leading into the pool and the gate at the entrance (used for walking), remain properly closed and locked at all times. If a car is sitting at the entrance gate, do not let them in. Guests of the community need to gain access via the residents they are visiting, or management. Don't let strangers enter the community. Never tamper with security cameras or motion sensors located in any common areas of the property. If you witness any suspicious activity, report it immediately to the police as well as to us.

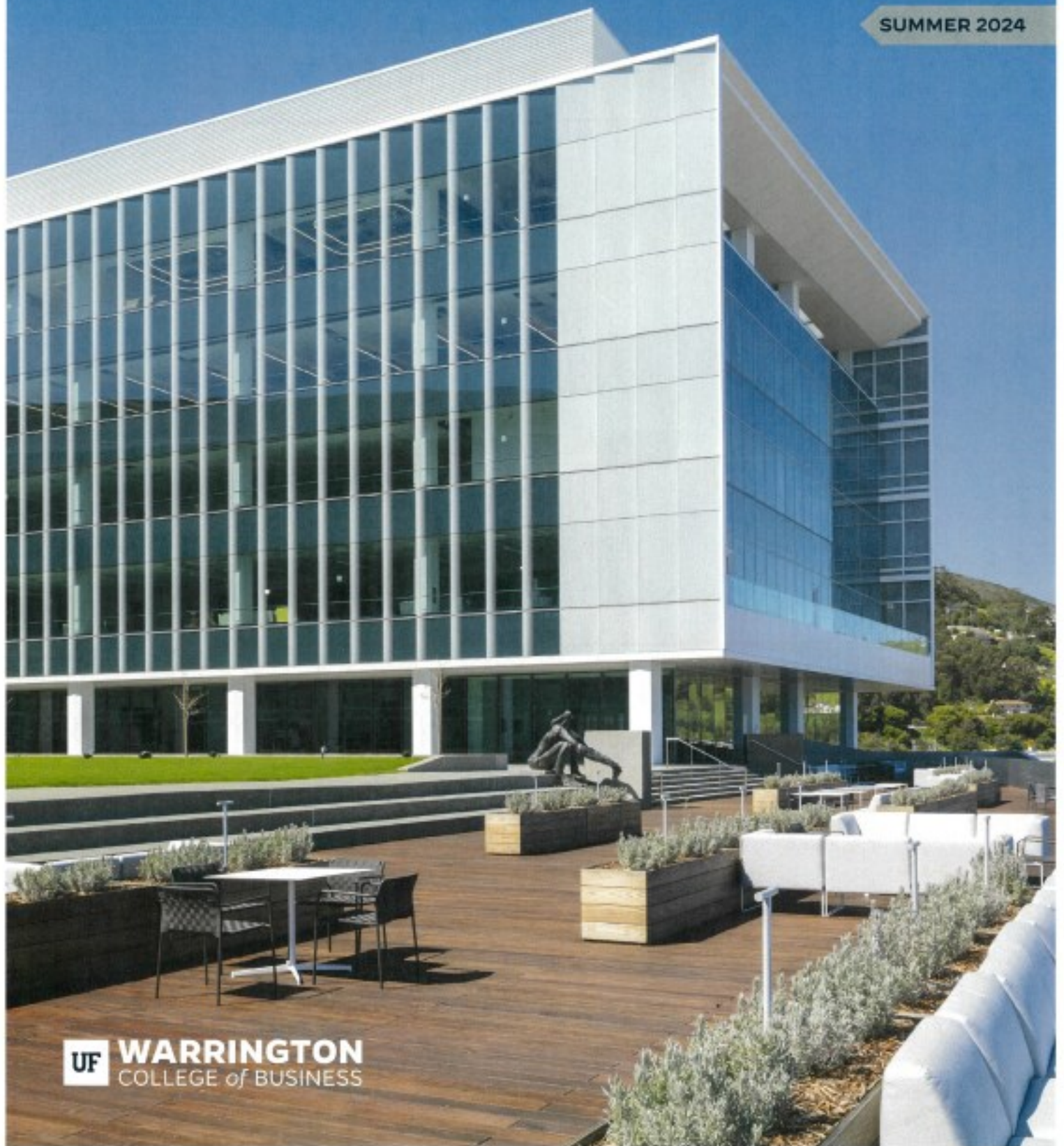
THE BENEFITS OF GOOD ETIQUETTE

One of the highlights of living at Winward Lakes is that we live in a great location, close to the best amenities Tampa has to offer, while having an opportunity to live amongst many interesting and diverse people. It's when everybody shows genuine respect, courtesy, and consideration that we end up getting the best out of each other and, in turn, giving each other a much better quality of life

BERGSTROM CENTER

DUE DILIGENCE

SUMMER 2024



UF **WARRINGTON**
COLLEGE of BUSINESS



A model home in Ocala includes a pitched roof and a built-in porch.

Not Your Grandpa's Mobile Home

The quality of factory-built houses has come a long way – but negative stereotypes persist

By Charles Boisseau

JIM AYOTTE IS CONVINCED if you tour one of Florida's 10 house-building factories you will change your mind about the quality of the manufactured homes.

"I spend a lot of time bringing people to see the factory-built housing process and every time I do they're totally impressed," said Ayotte, executive director of the Florida Manufactured Housing Association. You'd expect such a statement from the leader of a group that advocates for manufactured housing builders and retailers statewide. But don't just take his word for it. Among the government officials and housing advocates who've tromped through manufacturing plants is Florida Senate President Kathleen Passidomo, who joined Ayotte on a tour of a factory in Plant City. Katie Betta, Passidomo's deputy chief of staff for communications, confirmed the visit, saying, "I know she was impressed by the quality and design of the homes she saw."

To be sure, the new models coming off assembly lines aren't the shoddy mobile homes found in trailer parks of yesteryear. In fact, officially, a mobile home has not been built in the United States since mid-1976 when a federal

law went into effect to establish national building code standards for a new class of shelter known as "manufactured housing." Manufactured homes are built in a factory to national standards administered by the U.S. Department of Housing and Urban Development (HUD). HUD codes have been strengthened numerous times over the years, such as after natural disasters like Hurricane Andrew in 1992. Today, well-installed factory-built houses are comparable to site-built housing when it comes to energy efficiency, fire protection and wind safety.

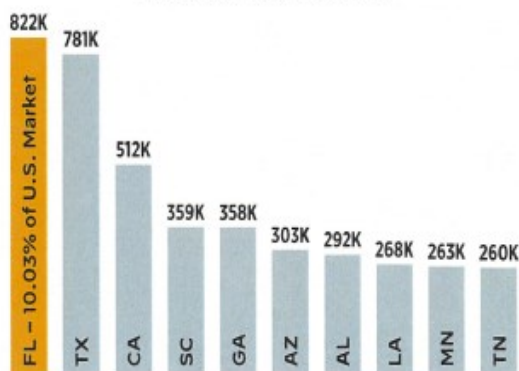
The new products aren't the rectangular eyesores of yore, either. In June, I visited a showroom adjacent to a Skyline Champion Corp. factory in Ocala, which displayed units that look like traditional site-built homes. The best-seller is a 1,254-square-foot model with two bedrooms and two baths. It comes with a pitched roof, built-in front porch, energy-efficient windows, and an open layout with drywall interiors and crown molding. Price: \$129,000. (Not including land.)

Costs and trends

Manufactured housing is less labor intensive, more automated and less prone to weather-related delays and waste than building on site. Using a factory is just common sense, Ayotte argues. You build cars in a manufacturing plant, so why not a house?

In 2023, the average price for a new manufactured home was \$87 per square foot, roughly half the \$166 cost for a new site-built home, excluding the cost of land, according to surveys from the U.S. Census Bureau and HUD. Florida ranks No. 1 nationally in the number of manufactured homes with 822,000, roughly 10% of the U.S. total of 8.2 million (Figure 1). Some rural counties in Florida

Figure 1 – Top 10 States by Number of Manufactured Homes



Sources: Joint Center for Housing Studies of Harvard University, University of Florida Bergstrom Real Estate Center

Charles Boisseau

have more manufactured homes than traditional site-built homes. Nationally, manufactured houses accounted for 5.6% of all U.S. homes in 2021; 30% of these were sited on land leased in a manufactured home community.

Yet factory-built housing's share has fallen since a peak in 2000 when they represented 7.6% of U.S. homes. The data was cited in a 2024 report on barriers to greater use of manufactured housing produced by Harvard's Joint Center for Housing Studies.

Land use and zoning restrictions

A stigma about poor quality and aesthetics contributes to what experts said is the industry's biggest challenge: local and state land use and zoning restrictions that limit the wider potential for manufactured housing. "There's definitely some perception issues but when you see the current models you can dispel that pretty quickly," said Darren Krolewski, co-president of Datacomp, which tracks industry data and provides sales listings. "Honestly, the biggest issues are zoning." Ayotte agreed. "Consumer demand is not a major obstacle. Consumers want to buy our homes," he said. "Land use policies are probably the number one issue that is impacting the growth of the industry."

In a 2023 paper for the Lincoln Institute of Land Policy, Daniel Mandelker, one of the nation's leading land-use and zoning law scholars, outlined 18 common categories of regulation that restrict factory-built homes. These include land-use and zoning provisions that outright ban the placement of manufactured housing, stringent exclusionary design prerequisites and requiring special permits not imposed on site-built homes. Mandelker, a professor emeritus at the Washington University School of Law, argues that courts have treated manufactured homes unequally not based on facts but "public perception." Such restrictions may violate the U.S. constitution's equal protection clause and should not be upheld by courts, he said, though they often have been.

Ayotte provided examples of such discriminatory zoning in Florida. Orange County's AG-1 zoning district requires lots of a minimum of two acres for a manufactured home but just half an acre for a traditional single-family residence. In Highlands County, commissioners earlier this year passed a moratorium on new manufactured home communities. At press time, the commissioners scheduled a vote in July on new land development regulations that Ayotte said would make it impractical to build a manufactured housing community in the county.



The factory-built house has an open layout, energy-efficient features and modern appliances.

Even so, other signs indicate that manufactured housing may be gaining momentum. In June, Jackson County, Fla., commissioners repealed a long-standing land use ordinance that prohibited manufactured housing in the Compass Lake in the Hills subdivision. Variances had been approved previously to permit manufactured homes on a case-by-case basis, but removing the prohibition allows the homes by right.

Nationally, the Biden administration's 2024 "housing supply action plan" includes grants for manufactured housing communities and increased financing options for buyers. On June 25, the Federal Reserve Board of Philadelphia hosted a conference attended by a wide range of housing experts to address reforms that may help solve financial and legal challenges to more manufactured housing. And, last year, the Florida Legislature included manufactured homes in the state's housing strategy for the first time. "It's a step in the right direction," Ayotte said, but lacks teeth. (The statute's language states: "state and local governments should consider and implement ... modern housing concepts such as manufactured homes, tiny homes, 3-D printed homes and accessory dwelling units.")

In the end, Ayotte is under no illusion that every elected official, local zoning board member and resident of a traditional neighborhood will suddenly embrace manufactured houses. Opposition runs deep in many places, sometimes in a NIMBY (not in my back yard) manner.

But he hopes by exposing more people to factory-built houses he'll win enough of them over so more folks can consider manufactured homes as an affordable housing option. "I would never advocate that manufactured homes belong everywhere," he said. They best fit in neighborhoods where they look pretty much like the other homes. "Otherwise, we're just shooting ourselves in the foot."

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 1:00pm. We are lucky to have an amazing trainer join us weekly to help you reach your fitness goals!!



WINWARD LAKES REFERRAL PROGRAM

Want to earn some extra cash? Refer a friend, co-worker, or family member to our community, and when they move in, you will receive \$3,000.00** Not only will you help fill our community with quality residents whom you love to spend time with, but you will earn \$3,000.00 for doing so!!!

To qualify for the referral fee:

- Your referral must be someone who has not previously contacted nor been contacted by Winward Lakes
- Your referral must not have been previously referred by another resident
- Your referral must purchase either a lot, an existing home or a model home in Winward Lakes
- Your referral must meet the criteria to move into Winward Lakes (55+ and successful completion of background check / Application)
- Your referral must physically move in

Contact us for more information, or to get a Referral Fee Form. How easy is that???

***This offer does not apply to homes listed for less than \$10,000.00. The \$3,000 referral fee will be offered for a limited time only. See details in the office.**

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MARKETPLACE

For Sale



Leather Adirondak Recliner—Call John 406-309-5140

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244 S Woodland Blvd
DeLand, FL 32720

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

Dusty@hometowninsurancegroup.com

August Birthdays



Calvin M
Evelyn H
Louis S
Jesus G
Mark I
Gregory M
Thomas B
Celia Y

Frank R
Eugene L
Debra G
Michael M
Margaret J
Carol C
Rebecca O
Lena V

Henry W
Michael M
Michele K
Elfriede P
Mary M
Jimmy N
Heidi S

Leo and Virgo

Leo—July 23—August 22—Roll out the red carpet because Leo has arrived. Leo is represented by the lion and these spirited fire signs are the kings and queens of the celestial jungle. They're delighted to embrace their royal status: Viva-cious, theatrical, and passionate, Leos love to bask in the spotlight and celebrate themselves.

Virgo—August 23-September 22—Virgo is an earth sign historically represented by the goddess of wheat and agriculture, an association that speaks to Virgo's deep-rooted presence in the material world. Virgos are logical, practical, and systematic in their approach to life. This earth sign is a perfectionist at heart and isn't afraid to improve skills through diligent and consistent practice.

**BUY &
SELL**

MARKETPLACE



Chattel Loan Program



RAPID CREDIT
DECISIONS



TIMELY
CLOSING



PROMPT
FUNDING

Guidelines



- 550 Minimum Credit Score
- Loan terms up to 25 years
- Loan program for zero scores
- 2 year minimum work history
- FICO \geq 660 = 5% down payment (qualified customers)
- FICO $<$ 660 = 10% down payment (qualified customers)

Flexible Programs



- Renter Conversion Program
- ITIN Program
- Community Partner Program



Program Highlights

- Max Advance: 140% of total net invoice (excluding freight) plus options, setup, etc.
- Minimum cash to close from 5% down
- Fees may be financed
- New and used financing

Requirements

- Paystubs from last 30 days and W-2s/1099 from past two years
- Bank statements from last 60 days
- Social security card or consular card
- Valid ID front and back
- Appraisal required for pre-owned homes

*Flexible options for ZERO credit score borrowers.

Currently licensed in AL, DE, FL, GA, KY, LA, ME, MI, MO, NH, NJ, NY, OH, PA, SC, TX, VA, WV

Contact Us



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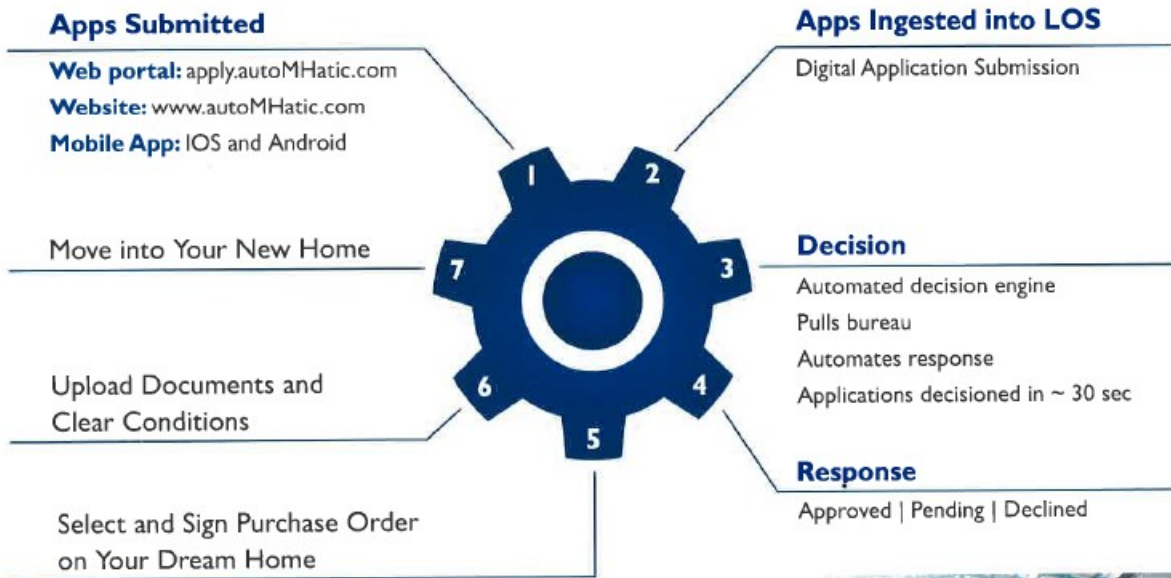
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Instant Decision



autoMHatic Financial's Instant Decision program is the first of its kind in the MH industry. Get a credit decision in seconds – and help your borrower find their dream home.

- **Fast** - Get a decision in seconds and move forward with confidence.
- **Accurate** - Uses the same underwriting approach as for manual applications.
- **Actionable** - Loan conditions can immediately be uploaded directly to the approved loan file.



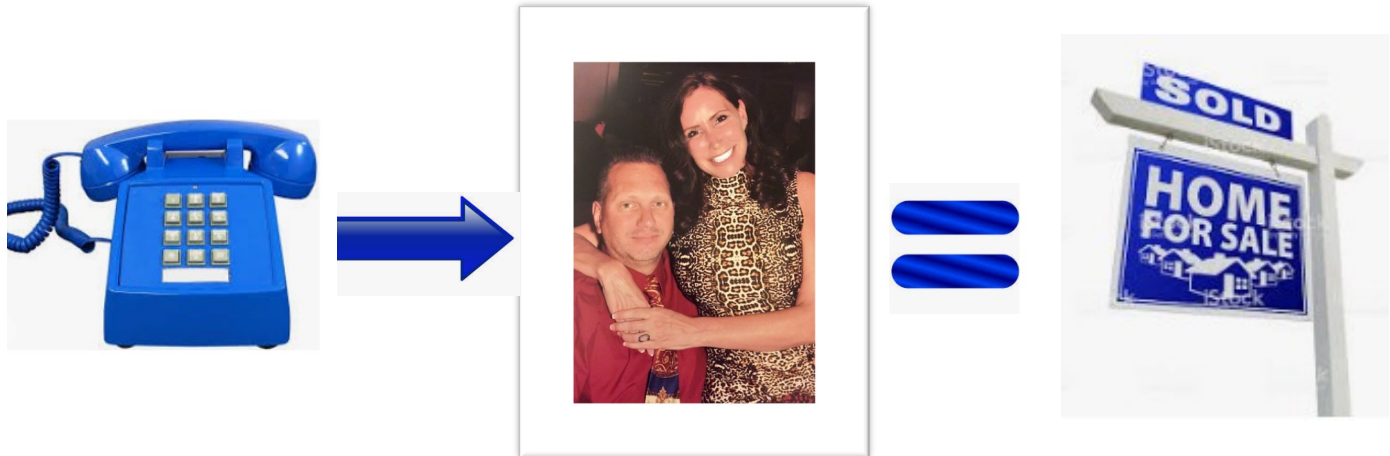
We estimate that ~ 80% of completed digital applications will receive an instant decision – either a conditional approval or a decline –, and ~ 20% of applications will require manual intervention by our team. Those ~ 20% are generally outside but near the edges of our housing ratio or debt ratio requirements; we'll work with the prospective borrower to understand and communicate how they might gain an approval.



Business to Business Marketing Asset Disclaimer:

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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.

**3722 Spinnaker Drive
Tampa, FL 33611
\$227,945.00**



Call
**Christian or Dana
(813) 839-2812**

Welcome to this brand new, beautiful home located in Winward Lakes Estates., a gated, active lifestyle retirement community. This three bedroom, two bath home was built for the discerning home owner and features an open concept kitchen / dining room, stainless steel appliances, and crown molding throughout. With our current manufacturers rebate, you could move into this home today for less than \$200,000!!! Nowhere else in South Tampa will you find anything comparable to this beauty!

Winward Lakes is the perfect 55+ community where you'll find all of the adventure, excitement, and friendship that you're looking for. With exciting amenities, our community makes it easy to try new things and meet new people. Whether it's joining a walking group, a book club or just relaxing by the pool, you can indulge in it all. Professional, on-site management team maintains the community to the highest standards. Call today, this is a limited time offer!



Your Source for High Value, Low Cost Florida Homes.

**3727 Spinnaker Drive
Tampa, FL 33611
\$237,900.00**



Call
**Christian or Dana
(813) 839-2812
Management Team**

Welcome to this brand new, beautiful FULLY FURNISHED home located in Winward Lakes Estates., a gated, active lifestyle retirement community. This professionally decorated three bedroom, two bath home was built for the discerning home owner and features open concept living with crown molding throughout. With our current manufacturers rebate, you could move into this home today at an unbelievable price!

Winward Lakes is the perfect 55+ community where you'll find all of the adventure, excitement, and friendship that you're looking for. With exciting amenities, our community makes it easy to try new things and meet new people. Whether it's joining a walking group, a book club or just relaxing by the pool, you can indulge in it all. Professional, on-site management team maintains the community to the highest standards. Call today, this is a limited time offer!



OUR CURRENT LISTINGS



Your Source for High Value, Low Cost Florida Homes.

3729 Winward Lakes Drive
Tampa, FL 33611
\$227,395.00



Call
Christian or Dana
(813) 839-2812
Management Team

Welcome to this brand new, beautiful home located in Winward Lakes Estates., a gated, active lifestyle retirement community. This three bedroom, two bath home was built for the discerning home owner and features an open concept kitchen / dining room, stainless steel appliances, and crown molding throughout. With our current manufacturers rebate, you could move into this home today for less than \$200,000!!! Nowhere else in South Tampa will you find anything comparable to this beauty!

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Your Source for High Value, Low Cost Florida Homes.

3737 Spinnaker Drive
Tampa, FL 33611
\$259,900.00



Call
Christian or Dana
(813) 839-2812
Management Team

Welcome to this brand new, stunning home located in Winward Lakes Estates., a gated, active lifestyle retirement community. Gorgeous three bedroom two bathroom open concept home was built for the discerning home owner. Featuring crown molding throughout, Statesman shower in the master bathroom, a large double sink vanity and a beautiful wrap around covered porch! With our current manufacturers rebate, you could move into this home today at an unbelievable price!

Winward Lakes is the perfect 55+ community where you'll find all of the adventure, excitement, and friendship that you're looking for. With exciting amenities, our community makes it easy to try new things and meet new people. Whether it's joining a walking group, a book club or just relaxing by the pool, you can indulge in it all. Professional, on-site management team maintains the community to the highest standards. Call today, this is a limited time offer!



OUR CURRENT LISTINGS



Your Source for High Value, Low Cost Florida Homes.

Only \$199,500.00
6210 Starboard Lane
Tampa, FL 33611



Call
Christian or Dana
(813) 839-2812
Management Team

Welcome to this beautiful brand new 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!

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 WONT last long!!

The Imperial



24' X 42'
 1,008 SQ. FT. (1,008 SQ. FT. W/OPT. PORCH)
Model IMP-2421A-35054

www.johndunn.com/Floor-Plans

2023



Your Source for High Value, Low Cost Florida Homes.

3705 Anchor Drive
Tampa, FL 33611
\$242,660.00



Call
Christian or Dana
(813) 839-2812
Management Team

Welcome to this brand new, beautiful home located in Winward Lakes Estates., a gated, active lifestyle retirement community. This gorgeous LAKEFRONT three bedroom, two bath Palm Harbor home was built for the discerning home owner and features an open concept upgraded kitchen / dining room, natural wood accents, Euro hood over stove, high end tile backsplash to ceiling, stainless steel appliances, upgraded primary bathroom, and crown molding throughout.

Winward Lakes is the perfect 55+ community where you'll find all of the adventure, excitement, and friendship that you're looking for. With exciting amenities, our community makes it easy to try new things and meet new people. Whether it's joining a walking group, a book club or just relaxing by the pool, you can indulge in it all. Professional, on-site management team maintains the community to the highest standards. Call today, this is a limited time offer!



OUR CURRENT LISTINGS CONTINUED

RESALES



Your Source for High Value, Low Cost Florida Homes.

Call Christian or Dana

(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,

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!!



Your Source for High Value, Low Cost Florida Homes.

Call Christian or Dana

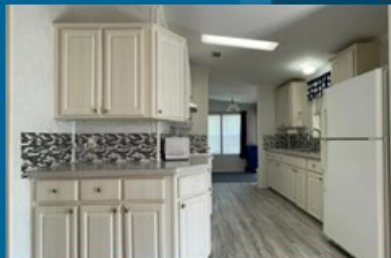
(813) 839-2812

Only \$140,900.00

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.

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!!



OUR CURRENT LISTINGS CONTINUED

RESALES



Your Source for High Value, Low Cost Florida Homes.

Call Christian or Dana

(813) 839-2812



Only \$126,674.00

3728 Winward Lakes Drive
Tampa, FL 33611

Welcome to nicely updated 2 Bedroom, 2 bath home. New carpets, fresh paint - 1998 single wide Champion / Homes of Merit manufactured home. This home is move in ready. Has an ADT security system and wired for Spectrum cable / WiFi. Two entrances on same side of home - one opens to Living area, with view of Kitchen, the other is in the screened patio area and opens to the Laundry area.



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Your Source for High Value, Low Cost Florida Homes.

Call Christian or Dana

(813) 839-2812

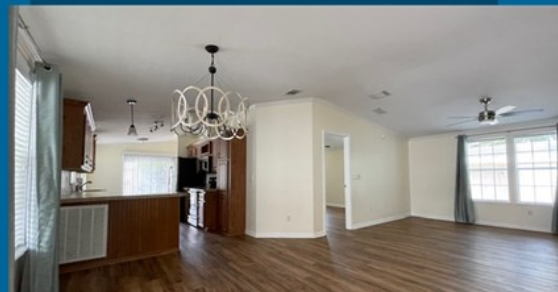
Only \$164,000.00

3722 Binnacle Drive
Tampa, FL 33611

GORGEOUS 3BR 2BA top of the line Jacobsen home features an additional wood-framed shed and a separate hardwired house generator. Spacious, excellently maintained home with very nice upgrades. Privacy fencing in backyard. Fresh paint and professionally cleaned and ready to show.

Priced lower than it should be, and more home with more features at a better price than some newer, smaller homes in this Community.

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 WONT last long!!



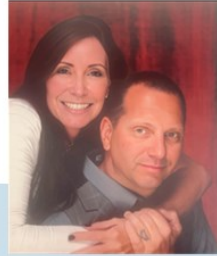
OUR CURRENT LISTINGS CONTINUED

RESALES



Your Source for High Value, Low Cost Florida Homes.

Only \$164,900.00
6222 Compass Lane
Tampa, FL 33611



Call
Christian or Dana
(813) 839-2812
Management Team

Welcome to this beautiful 2 Bedroom, 2 bath Homes of Merit Home. Beautifully updated with new shaker style cabinets, granite countertops and waterproof vinyl plank flooring. Outside front has zero maintenance landscaping and brand new carport cover and screen room. Hurry, this beauty won't last long!

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!!



Your Source for High Value, Low Cost Florida Homes.

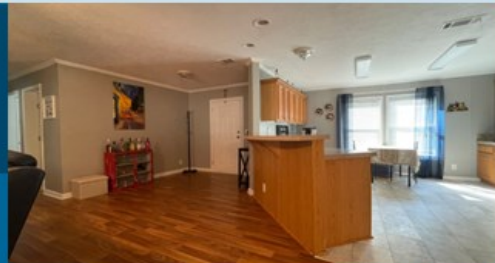
Only \$159,225.00
3746 Winward Lakes Drive
Tampa, FL 33611



Call
Christian or Dana
(813) 839-2812
Management Team

Welcome to this beautiful 3 Bedroom, 2 bath home. This is a 32' wide home with a huge open concept dining room / kitchen area. Sleeping quarters are on opposite ends of the house which is great for your visitors. Primary bedroom has a massive ensuite!! This is a real beauty!

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!!



OUR CURRENT LISTINGS CONTINUED

RESALES



Your Source for High Value, Low Cost Florida Homes.

Only \$139,513.00

3721 Binnacle Drive
Tampa, FL 33611



Call
Christian or Dana
(813) 839-2812
Management Team

Welcome to this large 3 bedroom, 2 bathroom home. Wonderful layout with kitchen, dining and den area on one side of the home, and 3 bedrooms, 2 bathrooms and a living room on the other side. This home is priced to sell leaving room in your budget to make it your own. Hurry, it won't last long.

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!!



Your Source for High Value, Low Cost Florida Homes.

Only \$170,000.00

3711 Binnacle Drive
Tampa, FL 33611



Call
Christian or Dana
(813) 839-2812
Management Team

Welcome to this beautiful open concept 3 bedroom, 2 bathroom updated home. New LVP flooring installed throughout. Roof is only two years old. It has an enclosed front porch and screened in patio. Premier perimeter lot location!!

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!!



WINWARD LAKES FUN AND GAMES

Did you know....

- African Grey Parrots have vocabularies of over 200 words
- a giraffe can clean its ears with its 21 inch tongue
- Australia was originally called New Holland
- 'Lonely Planet' for travelers is based in Melbourne Australia
- the sentence "the quick brown fox jumps over the lazy dog" uses every letter in the English alphabet
- the Grand Canyon can hold around 900 trillion footballs



Autumn Word Search

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

AUTUMN	CORNUCOPIA	GOURD
HALLOWEEN	HARVEST	HAYRIDE
LEAVES	MAIZE	NOVEMBER
OCTOBER	PUMPKIN	RAKE
SCARECROW	SEPTEMBER	THANKSGIVING
TURKEY		

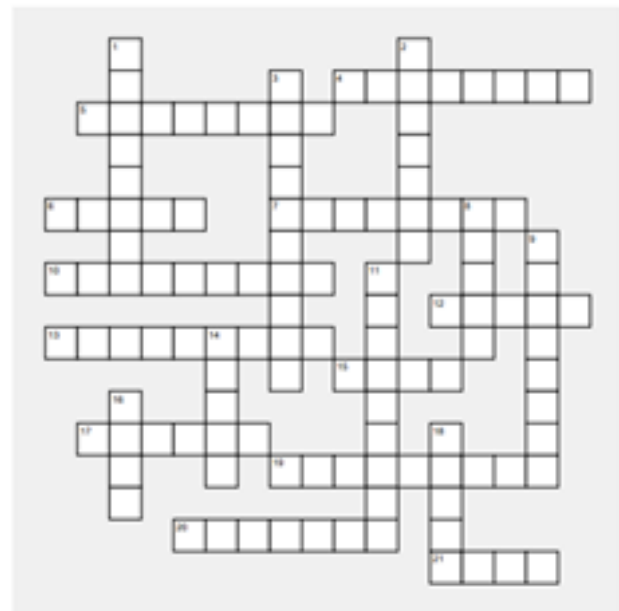
Sudoku—Easy Level

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

Monthly Riddle

A man is found hanging dead from the ceiling of a room. The room's dimensions are 15 x 15 x 15. The man is only 6ft tall and the rope was only 2ft long. There are no windows and only one door into the room. The door is bolted shut from the inside and there is a puddle of water under the man. How did he kill himself?

Seaside Crossword



ACROSS

- Clingy crustacean
- Wind-driven craft
- Where the buoys are
- Moving waters
- Spineless one
- Sandy area
- Coney Island attraction
- Coral formation
- Wave rider
- Two-hulled vessel
- Saturday and Sunday
- Ocean motion

DOWN

- Marine creature's home
- Flying saucer
- Shore construction
- Drying cloth
- Holiday from work
- Beach whistle-blower
- Breakers
- Beach hill
- Luxury boat

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.....**

Sudoku—Easy Level

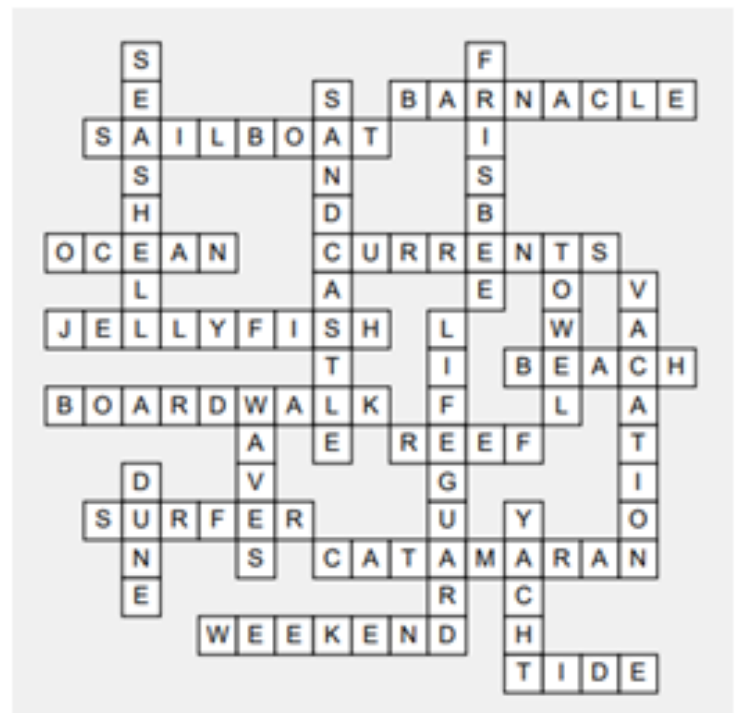
5	4	2	6	8	1	9	7	3
9	6	7	3	4	5	2	8	1
8	1	3	9	2	7	6	5	4
2	9	1	7	3	8	5	4	6
6	3	5	2	1	4	7	9	8
7	8	4	5	9	6	3	1	2
3	2	8	4	5	9	1	6	7
4	5	6	1	7	3	8	2	9
1	7	9	8	6	2	4	3	5

Monthly Riddle

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Answer: The man stood on a block of ice.

Seaside Crossword



AUGUST 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 RENT IS DUE Trash Collection Coffee/Donuts 9:30 am Bingo—10:30am Fitness With Andre 1:00 Fitness Center	2 Bible Study 6pm – Clubhouse	3
4	5 Trash Collection Monday Night Bingo 6:45	6 RENT IS LATE Social Club Meeting 2pm All welcome!	7	8 Trash Collection Coffee/Donuts 9:30 am Bingo—10:30am Fitness With Andre 1:00 Fitness Center	9 Bible Study 6pm – Clubhouse	10
11	12 Trash Collection	13 CLUBHOUSE CLOSED FOR EXTERNAL EVENT Luncheon—Bahama Breeze 11am	14 CLUBHOUSE CLOSED FOR EXTERNAL EVENT	15 Trash Collection CLUBHOUSE CLOSED FOR EXTERNAL EVENT No Donuts or Bingo Fitness With Andre 1:00 Fitness Center	16 Bible Study 6pm – Clubhouse	17
18	19 Trash Collection	20 Potluck 6pm	21	22 Trash Collection Coffee/Donuts 9:30 am Bingo—10:30am Fitness With Andre 1:00 Fitness Center	23 Bible Study 6pm – Clubhouse	24
25	26 Trash Collection	27 Game Night 7pm	28	29 Trash Collection Coffee/Donuts 9:30 am Bingo—10:30am Fitness With Andre 1:00 Fitness	30 Wine Down 5pm Bible Study 6pm –Library	31