

South Tampa's Finest

# WINWARD LAKES

Gated 55+ Community

## September 2024



### INSIDE THIS ISSUE

**6220 S. Dale Mabry Hwy  
Tampa, FL 33611  
813-839-2812  
Dana and Christian Serino  
Community Management Team**

Email: [WinwardLakes@SteinerCommunities.com](mailto:WinwardLakes@SteinerCommunities.com)

Visit us on the web at  
[www.Winwardlakes.com](http://www.Winwardlakes.com)

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## MANAGERS' MESSAGE



*Happy September, Winward Lakes!*

*Some say that Florida only has three seasons, but we disagree! The autumnal equinox happens when the sun moves directly over the equator, making day and night about equal in length. But we know fall means much more than a change in the sun's position—it's one of our favorite times of the year, and here is why:*

*Cool Down: For many of us, fall is a chance to cool off after a long summer. It's also the best time to don the boots, scarves and sweaters that have been collecting dust in the back of our closets..... and cozy up. There is nothing like thick blankets and a warm hot cocoa on a brisk fall day!*

*A change of color: We all love to watch the leaves turn from green to shades of rich orange, yellow and red. While not as vivid as up north, Florida does have some nice change of color, especially for trees like the Florida Maple, Cypress, Sugarberry and Persimmon.*

*The best cooking and baking of the year: Halloween, Thanksgiving and the start of the holiday season—there's bound to be lots of great cookies, cakes and other sweets during the fall, and freshly made pumpkin pie is the epitome of autumn flavors.*

*A chance to redecorate: If home improvement is your passion, fall is a great time to reassess your home's interior and go for a new, cozy fall look. Deck out your home in seasonal décor and enjoy the fun, homey atmosphere.*

*Family togetherness: Whether you're huddled inside together because of the cool weather or are gathering for a feast, fall has a way of bringing together everyone in the family. Make the most of this time as fall gives us a chance to treasure old family traditions and make new ones.*

*As you are all aware, we are now in the height of hurricane season here in Tampa. As mentioned at the start of this season, you should have your hurricane supplies close at hand, and your home should be prepared for a hurricane. You do not want to wait until one is roaring towards us to start making preparations!*

*In closing, we just wanted to remind you all of the \$3,000.00\* referral fee we are currently offering!! We have some beautiful resales and gorgeous new homes currently for sale at incredible prices with some great incentives! Now is the time to reach out to all of your family and friends. Lets get Winward Lakes fully occupied with people you love and want to spend time with! See page*

*Take a deep breath, and enjoy life!*

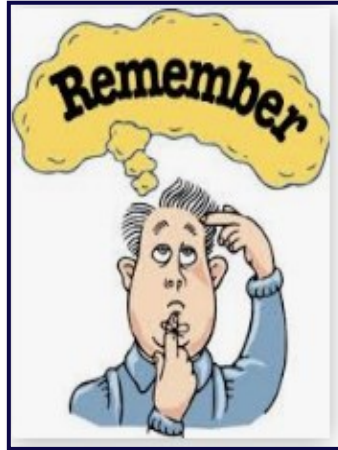
*Dana and Christian Serino*

# COMMUNITY MATTERS

## Office Closed

The office will be closed on Monday September 2 in observance of Labor Day. There will be no trash collection on Labor Day.

Enjoy the last long weekend of the summer!!



## 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) .



## September Social Club Events

- September 3—Social Club Meeting 2pm—All invited
- September 9—Monday night Bingo— 6:45 pm
- September 11—Potluck Dinner “Let the Fall Begin” - 6pm (sign up)
- September 17—Lunch at Lacasona— 11am (sign up)
- September 27—Wine Down—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

## Referrals

Just a reminder our Referral Fee has increased to \$3,000 for a limited time!! Take advantage of this and let all of your friends and family members know we have an amazing community and some great homes for sale! Resales in the community start at under \$100,000!!! Please refer to page 6 for details.

## 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.*





## Looking to Make a Little Extra Money?

A representative from Disney stopped by Winward Lakes to advise that they are looking to **HIRE SENIORS** and wanted us to pass along a great opportunity to make a little extra money! If interested, please contact them directly.



★ Join the team creating magical vacation planning experiences with a role at Disney Central!

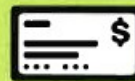
TRAVEL TRADE RESERVATION SALES AGENT • \$17.85/HR  
DISABILITY ACCESS SERVICE VIDEO CHAT SPECIALIST • \$18.15/HR



HEALTHCARE  
COVERAGE



TUITION  
ASSISTANCE



WEEKLY  
PAY



THEME PARK  
ADMISSION

★  
BENEFITS VARY BY ROLE AND ARE SUBJECT TO CHANGE AT ANY TIME.

★  
**APPLY TODAY**

**WALTDISNEYWORLD.JOBS/CALLCENTER**



## 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 exiting 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.**



# BUY & SELL

# MARKETPLACE

## For Sale



Leather Adirondak Recliner—Call John 406-309-5140

## NEED INSURANCE? CALL YOUR HOMETOWN SPECIALIST—DUSTY!!



**DUSTY COWART • AGENCY OWNER**

244 S Woodland Blvd  
DeLand, FL 32720

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

[Dusty@hometowninsurancegroup.com](mailto:Dusty@hometowninsurancegroup.com)

## September Birthdays



Donna P  
Gail H  
Darlene E  
Al C  
Bruce S  
Nancy L  
In Sun W  
Richard V

John W  
Tammy C  
Mary S  
Susan F  
Cheryl W  
Lisa T  
Nancy C

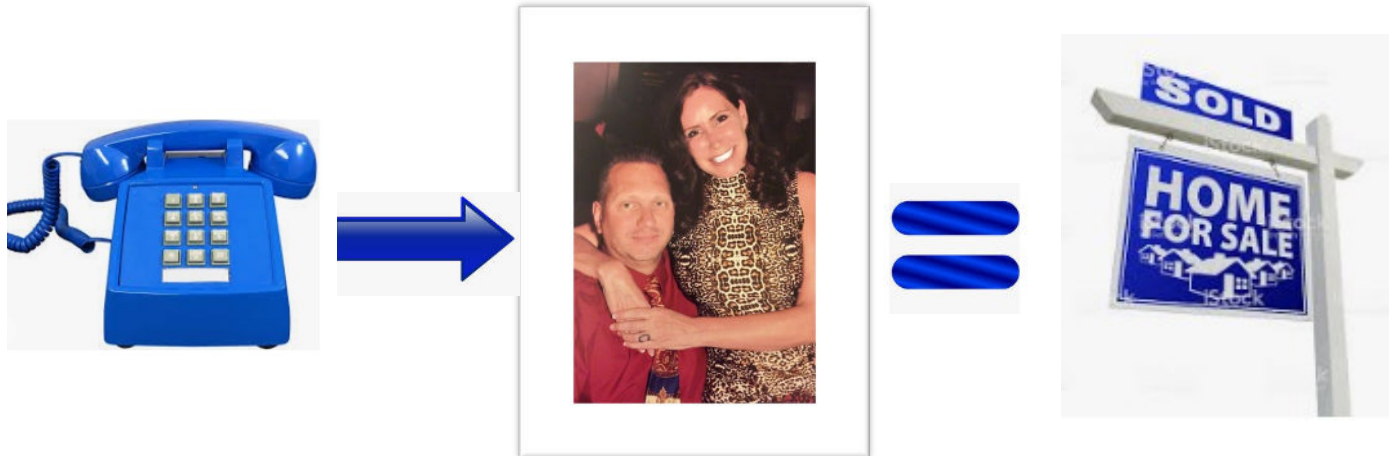
Troy H  
Kathleen L  
Daphne J  
Charles G  
Kathryn E  
Chuck T  
Barbara T

## Virgo and Libra

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.

Libra—September 23—October 22 -Libra is an air sign represented by the scales (interestingly, the only inanimate object of the zodiac), an association that reflects Libra's fixation on balance and harmony. Libra is obsessed with symmetry and strives to create equilibrium in all areas of life.

## 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!

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.

**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!

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# 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. INCLUDING

LOBBY SQUARE FEET EXCLUDING PORCH)

**Model IMP-2421A-35054**

2023 (SEE ALL DETAILS ON THE MODEL)



600 Parkway Blvd. • Safety Harbor, Florida 34689 • Telephone: (813) 839-2812  
[www.thehomesofparkplace.com/Florida-FL](http://www.thehomesofparkplace.com/Florida-FL)



Your Source for High Value, Low Cost Florida Homes.

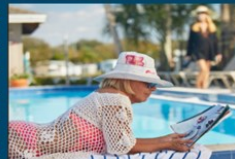
**3705 Anchor Drive**  
**Tampa, FL 33611**  
**\$242,660.00**



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.

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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 \$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

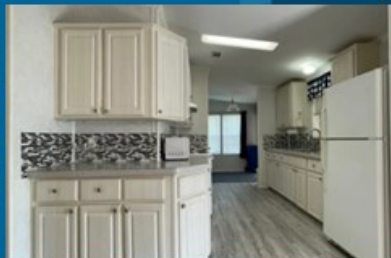
(813) 839-2812

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

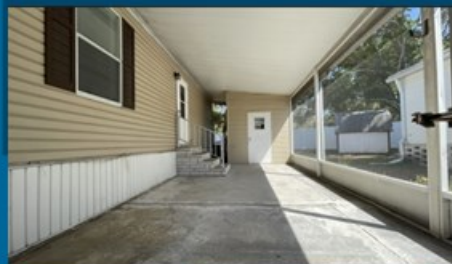
(813) 839-2812



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

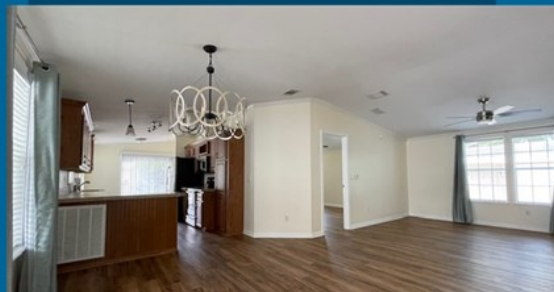
Only \$164,000.00

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.

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# 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

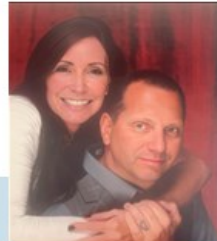
Welcome to this beautiful 2 Bedroom, 2 bath Homes of Merit Home. Beautifully updated with new shaker style cabinets, granite countertops and waterproof vinyl plank flooring. Outside front has zero maintenance landscaping and brand new carport cover and screen room. Hurry, this beauty won't last long!

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Your Source for High Value, Low Cost Florida Homes.

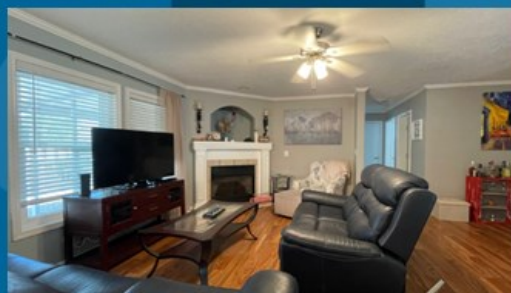
Only \$159,225.00  
3746 Winward Lakes Drive  
Tampa, FL 33611



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.

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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!!

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# WINWARD LAKES FUN AND GAMES

## Did you know....

- All the blinking in one day equates to having your eyes closed for 30 minutes
- Your foot has 26 bones in it
- The average human brain contains around 78% water
- 1 nautical knot equates to 1.852 kph (1.150 mph)
- If you add up all the numbers from 1 to 100 consecutively (1+2+3...) it totals 5050



## Back to School Word Search

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

BACKPACK  
 PENCILS  
 HAIRCUT  
 PENS  
 OPEN HOUSE  
 SCHOOL BUS  
 IDLE SCHOOL

TEXTBOOK  
 NOTEBOOKS  
 FRIENDS  
 CLASSES  
 SEPTEMBER  
 SCHEDULES  
 ELEMENTARY

END OF SUMMER  
 PAPER  
 NEW SHOES  
 ORIENTATION  
 REGISTRATION  
 HIGH SCHOOL  
 FIRST WEEK

## Sudoku—Easy Level

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

## Monthly Riddle

All 5 sisters are busy. Ann is reading a book, Rose is cooking, Katy is playing chess, and Mary is doing laundry. What is the 5th sister doing?

## Astronomy Crossword



### ACROSS

- 2) Terra firma
- 7) Galileo's child
- 10) Falling star
- 13) Orbiting body
- 14) Ringed planet
- 16) Reindeer name
- 17) Space missile
- 18) Milky Way, for one

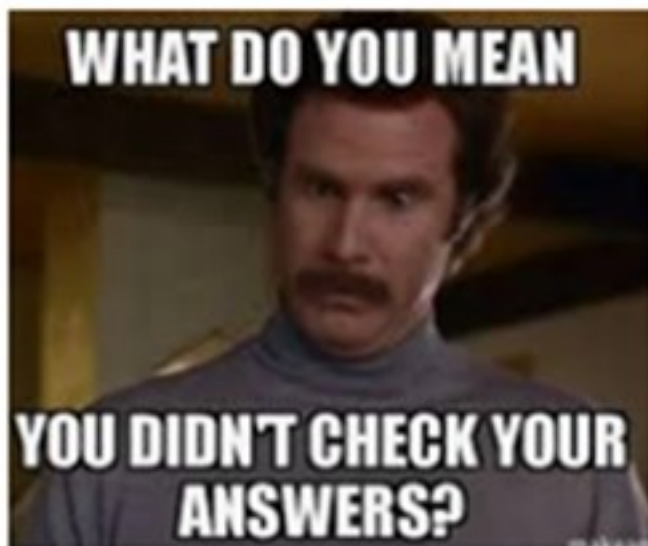
### DOWN

- 1) Lightest element
- 3) It covers the earth
- 4) Eye in the heavens
- 5) Impact site
- 6) Send up
- 8) Evening star
- 9) Of the moon
- 11) Empty space
- 12) Planet nearest the sun
- 15) Moon-landing program



## 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.....**



### Monthly Riddle

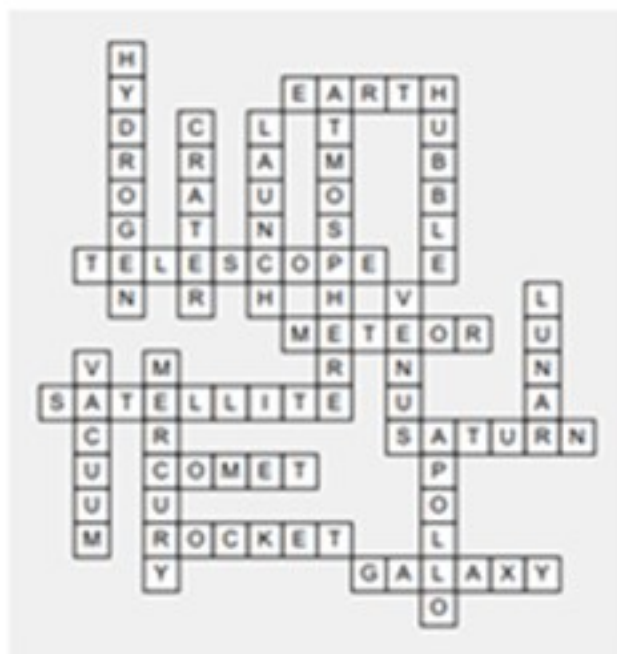
All 5 sisters are busy. Ann is reading a book, Rose is cooking, Katy is playing chess, and Mary is doing laundry. What is the 5th sister doing?

Answer: She is playing Chess of course!

### Sudoku—Easy Level

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

### Astronomy Crossword





# SEPTEMBER 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 RENT IS DUE	2 LABOR DAY!!! Office is Closed No Trash Collection	3 Social Club Meeting 2pm	4	5 Trash Collection Coffee/Donuts 9:30 am Bingo—10:30am Fitness With Andre 1:00 Fitness Center	6 RENT IS LATE Bible Study 6pm – Clubhouse	7
8	9 Trash Collection Monday Night Bingo—6:45pm	10	11 Potluck Dinner—6pm	12 Trash Collection Coffee/Donuts 9:30 am Bingo—10:30am Fitness With Andre 1:00 Fitness Center	13 Bible Study 6pm – Clubhouse	14
15	16 Trash Collection	17 Luncheon at Lacasona—11am	18	19 Trash Collection Coffee/Donuts 9:30 am Bingo—10:30am Fitness With Andre 1:00 Fitness Center	20 Bible Study 6pm – Clubhouse	21
22	23 Trash Collection	24	25	26 Trash Collection Coffee/Donuts 9:30 am Bingo—10:30am Fitness With Andre 1:00 Fitness Center	27 Wine Down 5pm Bible Study 6pm – Clubhouse	28
29	30 Trash Collection					