

South Tampa's Finest

WINWARD LAKES

Gated 55+ Community

October 2024



**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

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MANAGERS' MESSAGE



Happy October, Winward Lakes!

Happy Fall! We are finally seeing a drop in the temperature, thank goodness. This was a brutally hot summer, and I think I can speak for most people when I say, BRING ON WINTER!!

Once again, Winward Lakes dodged another Hurricane - relatively unscathed! Hurricane Helene was a monster storm, strong wind and storm surge to our area. Winward Lakes is obviously special, or we have an angel looking out for us, because we saw no flooding, and minimal damage from the winds, thank goodness. Unfortunately, for the residents living in the south side of the community, (Christian and I included) (Winward Lakes Drive, Spinnaker Drive, Anchor Drive and half of Compass Lane), we lost electricity from 6am Thursday morning (before the impacts of the storm), until 4:15pm Saturday afternoon when all but seven homes (on an Anchor Drive, Spinnaker Drive loop) had their power restored. The remaining homes were restored by 8:30 pm.

We were very lucky to be in direct contact throughout this ordeal with a leader at TECO regarding our outage. They were dealing with over 100,000 outages in Tampa! We were communicating through text message as to the status of our outage and the findings by the crews trying to restore our power. TECO was aware that we are a 55+ community; a community with elderly people who cannot tolerate extreme temperatures, and some of whom require medical equipment that runs on electricity. They understood our situation and the vulnerability of our elderly dealing with the extreme temperatures in the homes when our AC's are not working. Unfortunately the restoration of our power proved to be very problematic as two transformers were involved, and it turns out that one of the transformers was completely destroyed and had to be replaced. Thank you, TECO, for personally staying in touch with us throughout the storm.

I was very saddened to hear that one of our Steiner Communities, Shell Pointe (also a 55+ community), was not as lucky as we were here at Winward Lakes. Located on the Little Manatee River Inlet, Shell Pointe was badly flooded and I am told is entirely under water! I understand that most of those residents did not have insurance and have lost everything. If anyone would like to donate to help out those residents, it would be greatly appreciated. I am sure they are in need of all necessities (food, clothing, etc) as they have lost everything. I will send an email out later with more details when I receive them, for those who would like to help.

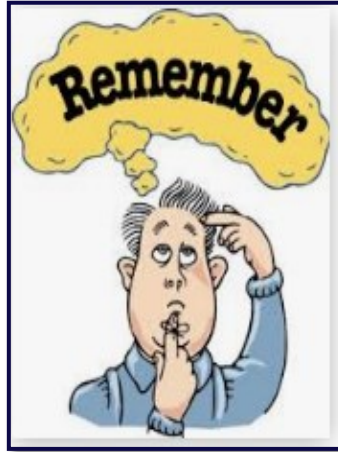
Take a deep breath, and enjoy life!

Dana and Christian Serino

COMMUNITY MATTERS

Hurricane Yard Clean Up

Please bundle and tie (or bag) yard waste and leave at the curb. This will be collected throughout the week.



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) .



October Social Club Events

October 7— Monday Night Bingo—6:45pm

October 11—Potluck Dinner “ Harvest Time” - 6pm (sign up)

October 15—Social Club Meeting 2pm—All invited

October 23—Luncheon at Jimbo’s—11am (sign up)

October 25—Wine Down featuring live music by John Provenzano (sax) —5pm

Rent Increases Take Effect this Month

As you are aware, rents will increase on October 1, 2024. Some of you were a little confused as to how much your rent will increase so we will break it down for you.

If your house is located on an internal lot (e.g. not on the lake, or a corner lot) and your rent was previously \$725.00, it will be increased to \$799.00. If your house is located on a corner lot, and your rent was previously \$730.00, it will be increased to \$804.00. If your house is located on a lakefront lot, and your rent was previously \$735.00, it will be increased to \$809.00. If your house is located on a lot and a half, it will be increased to \$845.00.

You will also see a charge for the DPBR filing fee in the amount of \$5.00. This is an annual charge for all residents which will be on your October bill only.

Please note, your Spectrum package rate has not increased and will remain at \$73.00 per month.

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.*



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.**

OCTOBER EVENTS AROUND TOWN

HILLSBOROUGH COUNTY FIREFIGHTERS & SHERIFF'S OFFICE PRESENT:

FAMILY FUN DAY

LIVE ENTERTAINMENT BY:
JAM JONES AND
DJ JAMMIN GEORGE
RUBIO

KIDS TRAIN RIDES
FOOD • FUN • GAMES

SATURDAY **OCTOBER 5**

RAYMOND JAMES STADIUM
FREE PARKING • FREE EVENT • 11 AM - 4 PM

FOOD • MUSIC • FUN

GAMES FIRE VS DEPUTIES FOR CHARITY
FIRE TRUCKS, SHERIFF VEHICLES & HELICOPTER
BOUNCE HOUSE ALLEY • BACK YARD GAMES & FACE PAINTING
HILLSBOROUGH COUNTY FIRST RESPONDERS SPORTS CHALLENGE
HILLSBOROUGH COUNTY FIREFIGHTERS TOY DRIVE FOR SINCERELY SANTA
(UNWRAPPED TOY DRIVE)

For Vendor and Sponsorship opportunities please contact: Mercy Powell at mercy@theeventplannersoftampa.com

OCTOBER 11th-13th

~ 2024 ~

Oktoberfest TAMPA

OktoberfestTampa.com

PRESENTED BY: OUR SPONSORS

CURTIS HIXON PARK
OCTOBER 11th, 12th, 13th



HILLSBOROUGH RIVER STATE PARK PRESENTS: THE 30th ANNUAL

HAUNTED WOODS

Friday, October 18th
Scare Trail 7 to 10 pm for ages 12 & up

Saturday, October 19th
Children's "Enchanted Woods" 2 to 6 pm
Free Kid's Costume Party & Trick-or-Treating 6 to 8 pm
Scare Trail 7 to 10 pm for ages 12 & up

Food!

Scare Trail \$15
Enchanted Woods \$5
Cash only for event admission! Kids under 3 are free!
(Regular park entry fee applies during daylight hours.)

For more information, please visit www.HistoryandNature.org
All Proceeds benefit the Hillsborough River State Park Preservation Society, Inc.

FLORIDA STATE PARKS
...the Real Florida™

Hogan's Place
3rd Annual
FALL FESTIVAL

Join us for a delightful celebration of the season at our 3rd Annual Fall Festival!

October 19th, 20th, 26th and 27th
11:00 AM to 6:00 PM

Admission for ADULTS \$10 CHILDREN \$5 3 & UNDER FREE, and there's something for everyone to enjoy. So, gather your friends and family!

TICKETS AVAILABLE AT
<https://hogansplacegibsononflorida.com>

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

October Birthdays



Gary B
Ronald W
Wallace F
Victoria M
Sandra C

Pamela K
Ana C
Glenda G
Earl S

Nancy K
Kevin S
Cynthia M
Nancy B

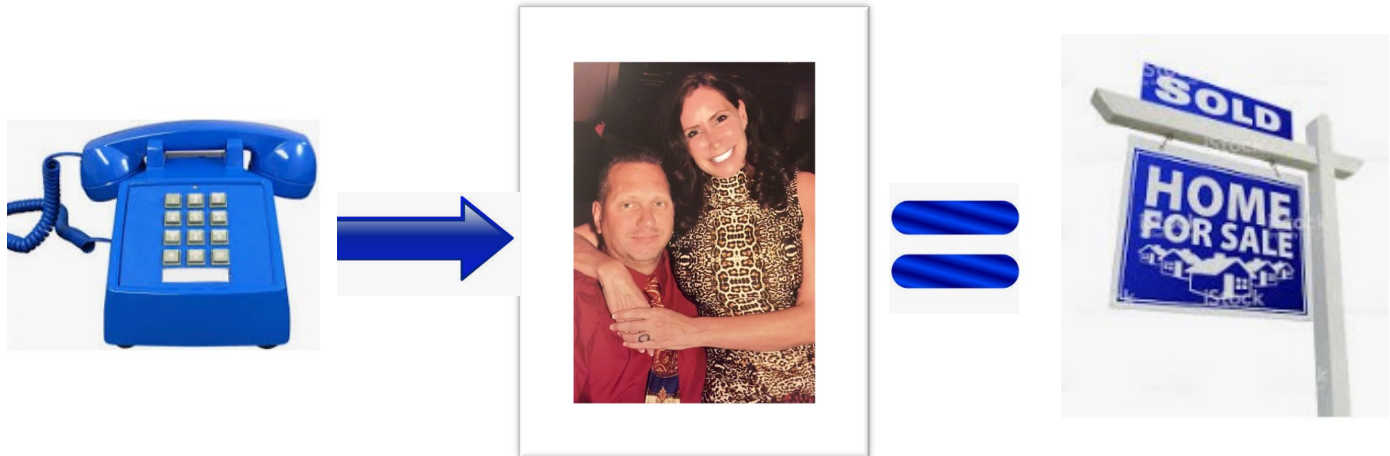
Sandra M
Karl B
Evelyn M
Paul C

Libra and Scorpio

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.

Scorpio—October 23—November 22— Scorpio is one of the most misunderstood of the signs of the zodiac. Because of its incredible passion and power, Scorpio is often mistaken for a fire sign. In fact, it is a water sign that derives its strength from the psychic, emotional realm.

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!

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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. W/OUT PORCH)
Model IMP-2421A-35054

www.johncorrea.com/FloorPlans

2023



Your Source for High Value, Low Cost Florida Homes.

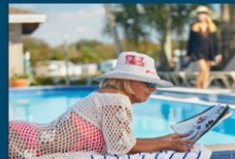
3705 Anchor Drive
Tampa, FL 33611
\$242,660.00



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.

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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,

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Your Source for High Value, Low Cost Florida Homes.

Call Christian or Dana

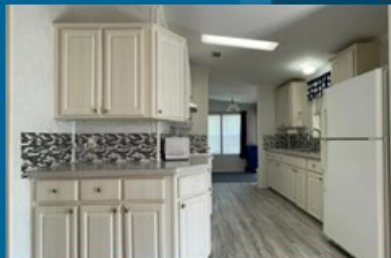
(813) 839-2812

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.

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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 \$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

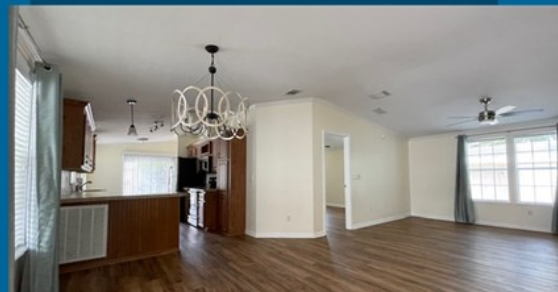
Only \$164,000.00

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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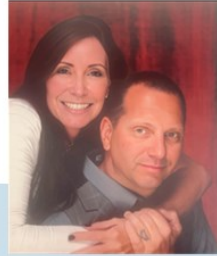
OUR CURRENT LISTINGS CONTINUED

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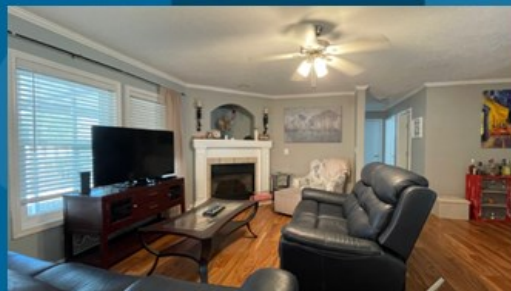
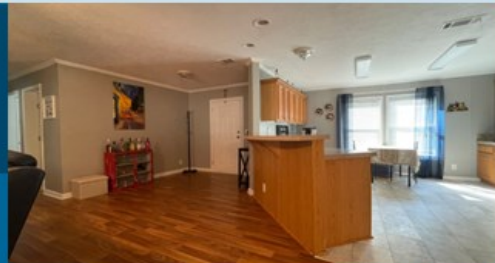
Only \$159,225.00
3746 Winward Lakes Drive
Tampa, FL 33611



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 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

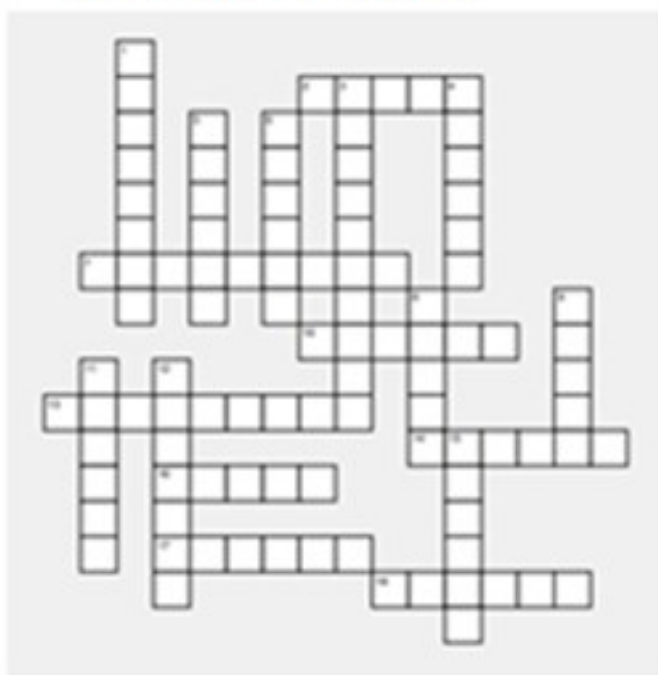
Sudoku—Easy Level

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

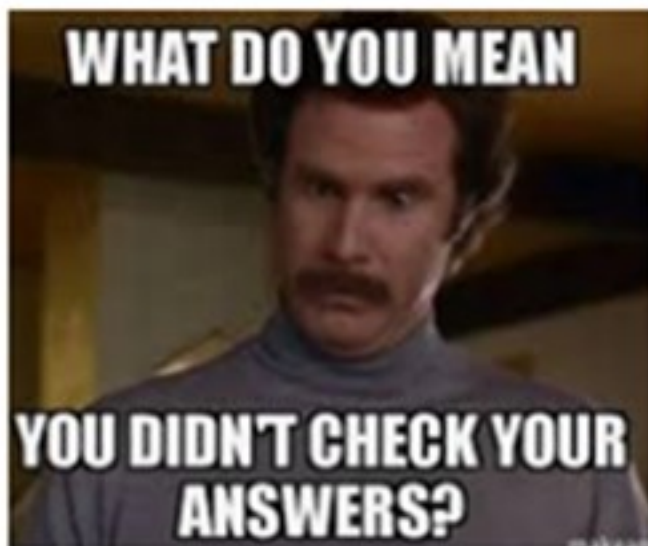
- 2) Terra firma
- 7) Galileo's child
- 10) Falling star
- 13) Orbiting body
- 14) Ringed planet
- 16) Reindeer name
- 17) Space missile
- 18) Milky Way, for one

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

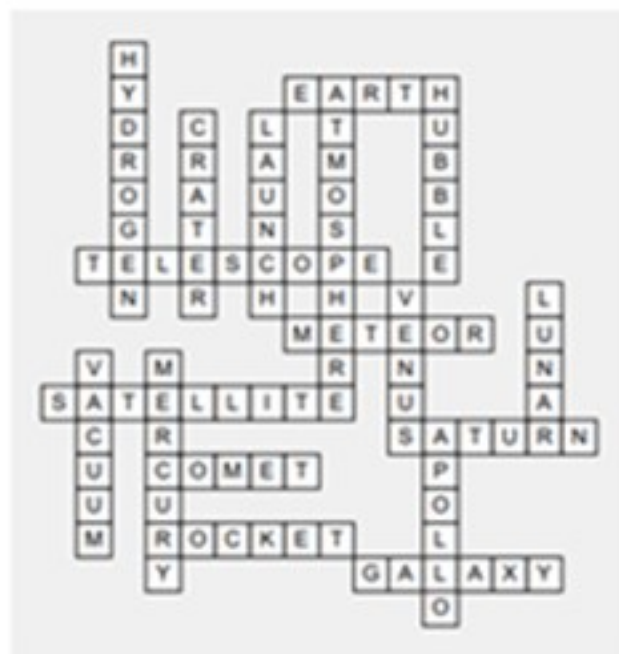
All 5 sisters are busy. Ann is reading a book, Rose is cooking, Katy is playing chess, and Mary is doing laundry. What is the 5th sister doing?

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



OCTOBER 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 RENT IS DUE (Rent Increases in effect this month)	4	3 Trash Collection Coffee/Donuts 9:30 am Bingo—10:30am Fitness With Andre 1:00 Fitness Center	4 Bible Study 6pm –Clubhouse	5
6	7 Trash Collection Monday Night Bingo—6:45	8	9	10 Trash Collection Coffee/Donuts 9:30 am Bingo—10:30am Fitness With Andre 1:00 Fitness Center	11 PotLuck Dinner Clubhouse 6pm Bible Study 6pm –Library	12
13	14 Trash Collection	15 Social Club Meeting 2pm	16	17 Trash Collection Coffee/Donuts 9:30 am Bingo—10:30am Fitness With Andre 1:00 Fitness Center	18 Bible Study 6pm –Clubhouse	19
20	21 Trash Collection	22	23 Luncheon at Jim- bos—11am	24 Trash Collection Coffee/Donuts 9:30 am Bingo—10:30am Fitness With An- dre 1:00 Fitness Center	25 Winedown at Club- house 5pm Bible Study 6pm –Library	26
27	28 Trash Collection	29	30	31 Trash Collection Coffee/Donuts 9:30 am Bingo—10:30am Fitness With An- dre 1:00 Fitness		