

South Tampa's Finest

WINWARD LAKES

Gated 55+ Community

January 2025



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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Happy January and Happy New Year!

At one second past midnight on January 1, the day will change from Tuesday to Wednesday, usually a transition of no special significance. But somehow we've decided that this change, which will end one year and begin the next, is different. This unique tick of the clock has always prompted us both to celebrate and to step outside the day-to-day activity we're always busy with to reflect, look back, take stock, assess how we did, and resolve to do better. Save perhaps for our birthdays or Christmas, no other moment in our year gets this sort of attention.

The new year also brings with it a special hope. Hope that we can do better in the new year—maybe focus on improving ourselves by taking care of our mental health, improving our diets or fitness, or maybe focus on improving relationships with our significant others or family members. It is also a time to say goodbye to a year that, along with joy, may have brought unexpected trials and tribulations.

For me, the latter part of 2024 was a painful time; both physically and emotionally. Many of you know I had a car accident and have been dealing with pain stemming from 7 herniated discs. It has been months since the accident and I am still dealing with therapy and treatment. My mom also passed away in mid-December. She was in a nursing home back in Canada and suffered from dementia. Her memory span was probably only about 10 seconds, and although she always recognized me when we video called, I don't think she was sure where she knew me from. That was evident when she would ask how my family was doing, and how my mom was. But I knew her and that's all that mattered. Anyway, I had spoken to her a couple of days before, and for all intents and purposes, she seemed fine. So of course when I got the phone call from the nursing home that she passed away in her sleep, it was a total shock as I had never imagined her time was coming so soon. I didn't have a chance to say goodbye or be with her when she died. Unfortunately that has made celebrating the Christmas holiday for me a little difficult this year.

On a happier note, we would like to thank each and every one of you who took the time to decorate your home and show your Christmas spirit this year! I wish we could give you all prizes, but unfortunately that is not possible and we had to choose the top three. We would like to congratulate the winners of the 2024 Christmas Light Contest! First place goes to Ken K., 3715 Yardarm Drive for his beautifully decorated house! Well done, Ken! Second place goes to Rudolph & Carolyn M. 3720 Winward Lakes who also decorated their place beautifully. Finally, Third place goes to Luis and Maria D., 3712 Spinnaker Dr.

On January 22, Axiom Brain Health will be here in Winward Lakes hosting a "Bingo and Brain Health" morning. Come and join them for some Bingo fun and prizes, learn how to improve your brain health and ask about their free brain health check.

Wishing you all health, happiness and prosperity in 2025!!

Take a deep breath, and enjoy life!

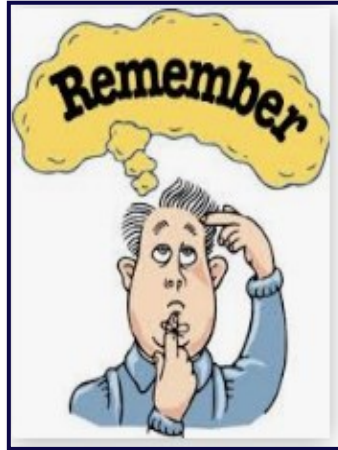
Dana and Christian Serino

COMMUNITY MATTERS

Holiday Office Closures

The office will be closed December 31st from noon and all day January 1st.

Happy New Year!!



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) .



December Social Club Events

January 6th—Monday Night Bingo— 7pm (cards available at 6:30pm)

January 10th—Food Truck 6pm-8pm

January 14th—Social Club meeting 2pm

January 17th Pot Luck Dinner 6pm (sign up)

January 24th—Luncheon at Arco Iris—11am (sign up)

January 31st—Wine Down / New Year's Eve Party —5pm

Happy New Year!

Just a reminder that fireworks in the community are STRICTLY PROHIBITED. That includes every kind—even sparklers! Thank you for your cooperation.

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

JUST A REMINDER THAT YOU SHOULD ALL HAVE YOUR NEW HOME DECALS IN PLACE BY DECEMBER 31

MOBILE HOME DECALS EXPIRE December 31st of each year.

Please post the decals in the closest window to the roadway. Please remove all previous year decals. 2025 decals are blue

CHRISTMAS LIGHT CONTEST 2024

FIRST PLACE:



SECOND PLACE:



THIRD PLACE:





Calling all Bingo fans!
Bingo and Brain Health

Join us for some bingo fun with prizes and learn about how to improve your brain health!

Wednesday, January 22, at 10-11am

Winward Lakes

6220 S Dale Mabry Hwy
Tampa, FL 33611

Want to keep the fun rolling?

 *Ask us about a FREE Brain Health Check!*

**Event
Hosted
By:**



Axiom Brain Health

2919 W Swann Ave, Suite 105a/202B
Tampa, FL 33609
(813) 353-9613 Ext 203

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 \$1,000.00* on any Park Place Listed home. Not only will you help fill our community with quality residents whom you love to spend time with, but you will earn \$1,000.00 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. See details in the office.**

Inspirational New Year Quotes and Captions for a Fresh Start to Your Year

Come New Year's Eve, we're all looking for a little inspiration for the year ahead. These motivational, serious, and funny New Year quotes or caption ideas from celebrities, beloved fictional characters, and other notables might have the power to give us a sunnier outlook for 2025.

"Tomorrow is the first blank page of a 365-page book. Write a good one."
-Brad Paisley

"In our perfect ways. In the ways we are beautiful. In the ways we are human. We are here. Happy New Year's. Let's make it ours."
-Beyoncé

"You are never too old to set another goal or to dream a new dream."
-C.S. Lewis

"To the old, long life and treasure; to the young, all health and pleasure."
- Ben Johnson

"Be always at war with your vices, at peace with your neighbors, and let each new year find you a better man."
-Benjamin Franklin

"Hope smiles from the threshold of the year to come, whispering 'It will be happier.'
-Alfred, Lord Tennyson

"We spend January 1 walking through our lives, room by room, drawing up a list of work to be done, cracks to be patched. Maybe this year, to balance the list, we ought to walk through the rooms of our lives...not looking for flaws, but for potential."
- Ellen Goodman

"We will open the book. Its pages are blank. We are going to put words on them ourselves. The book is called Opportunity and its first chapter is New Year's Day."
-Edith Lovejoy Pierce

"You'll never get bored when you try something new. There's really no limit to what you can do."
-Dr. Seuss

"Take the first step in faith. You don't have to see the whole staircase, just take the first step."
-Martin Luther King, Jr.

"Hey friend, don't you dare forget, as you're creating a new you, that there's a whole lot about the old you that is worth keeping."
-Toni Sorenson

"If you don't like something, change it. If you can't change it, change your attitude."
-Maya Angelou

"New Year's Resolution: To tolerate fools more gladly, provided this does not encourage them to take up more of my time."

- James Agate

"People can say whatever they want about the sport of bodybuilding, but to get prepared to do a contest, or even to get into decent shape, it requires a certain amount of discipline, and it comes from taking a New Year's resolution to a lifestyle."

-John Cena

"I think it would be much more sensible if resolutions began generally on January the second."

-Helen Fielding, Bridget Jones' Diary

"May all your troubles last only as long as your New Year's resolutions."

-Joey Adams





MARKETPLACE

For Sale

Nothing to see here

NEED INSURANCE? CALL YOUR HOMETOWN SPECIALIST—DUSTY!!




DUSTY COWART • AGENCY OWNER

244 S Woodland Blvd
DeLand, FL 32720
Dusty@hometowninsurancegroup.com

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



January Birthdays

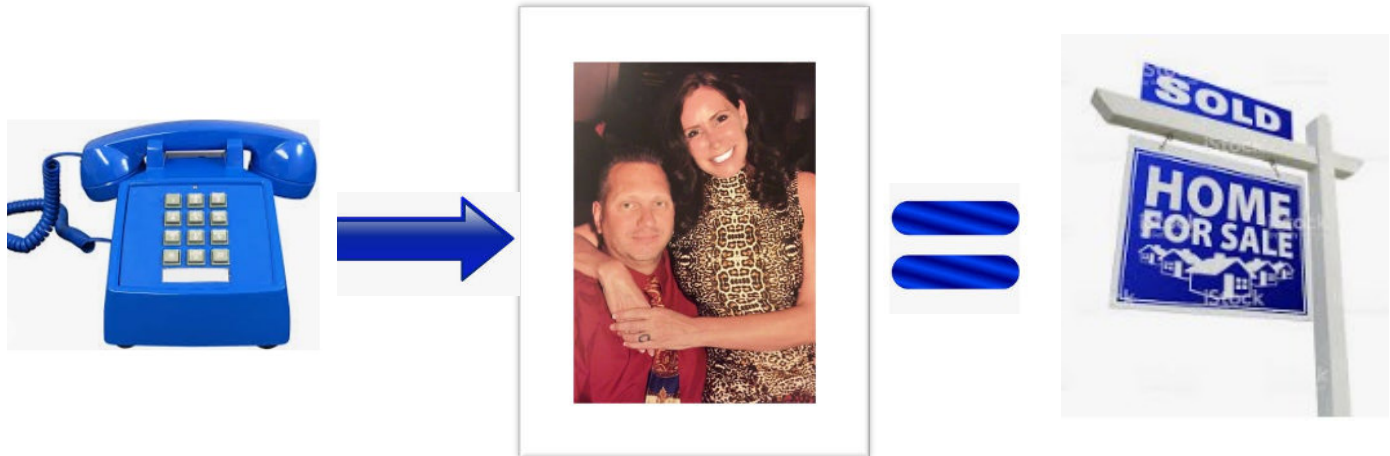
- | | | | |
|-----------|------------|-----------|-----------|
| Mike D | Nancy W | Jay H | Leonard T |
| William O | Carl P | Vicki C | John H |
| Suzanne W | Bernard C | Randy B | Ann M |
| Deborah S | Deb C | Gary F | Garry S |
| Ruby W | John K | John R | John S |
| Imogene B | Patricia I | Cynthia P | Dee-dee S |
| Aaron S | Victor V | Judith F | Edward B |
| Sara W | | | |

CAPRICORN & AQUARIUS

Capricorn—December 22—January 19—The last earth sign of the zodiac, Capricorn is represented by the sea goat, a mythological creature with the body of a goat and the tail of a fish. Accordingly, Capricorns are skilled at navigating both the material and emotional realms.

Aquarius—January 20—February 18—Aquarius is a fixed, masculine air sign—ruled by Saturn and Uranus. It's associated with the Eleventh House of greater communities, friendships, and dreams. Aquarius is a paradox. Its fixed nature is unmoving, yet its air qualities prefer innovation

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 home located in Winward Lakes Estates. This gated lifestyle retirement community. This gated 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!

UNDER CONTRACT



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 Yardarm 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.

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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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!!



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 / WFL. 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 \$99,500.00

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.

Only \$164,900.00

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....

- a duck can't walk without bobbing its head
- a hummingbird's heart beats at over a 1,000 times a minute
- dragonflies have 6 legs but can't walk
- a crocodile can't move its tongue
- at the first MTV video played was 'Video killed the radio star' by the Buggles



Monthly Riddle

A man is trapped in a room. The room has only two possible exits: two doors. Through the first door, there is a room constructed from magnifying glasses. The blazing hot sun instantly fries anything or anyone that enters. Through the second door, there is a fire-breathing dragon. How does the man escape?

Composer Word Search

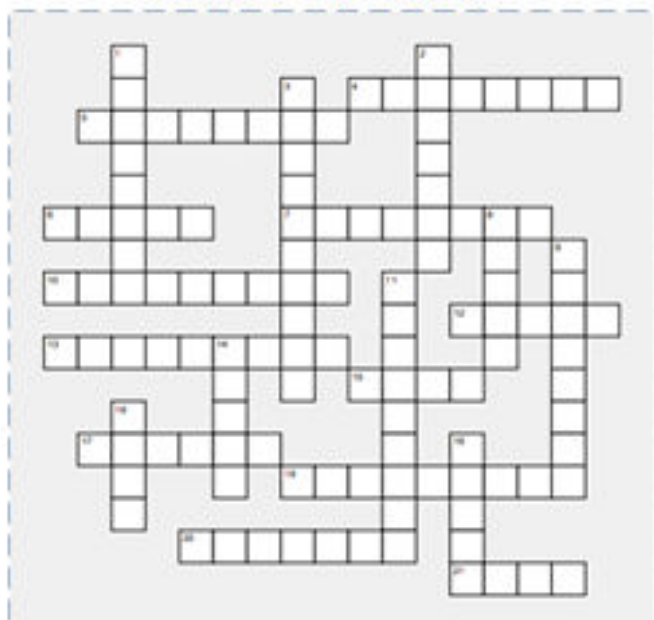
D N J H H N C T P X Y B R
 V E N X A H D R Y K J E T
 O S Z A O N O Y S H N E Z
 R U T P M K D V A G G T S
 A K I R O U O E A H I H I
 K N B F A K H W L D T O L
 P O I G I V K C R E R V E
 R E B A C H I E S H A E Z
 V R H X W X V N I T Z N C
 E C M E N D E L S S O H N
 T R E B U H C S P K M T Y
 B R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

Classical Music Composers - Word List:

BACH	HAYDN	SCHUBERT
BEETHOVEN	LISZT	SCHUMANN
BRAHMS	MAHLER	STRAVINSKY
CHOPIN	MENDELSSOHN	TCHAIKOVSKY
DVORAK	MOZART	VERDI
HANDEL	PROKOFIEV	WAGNER

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

Seaside Crossword



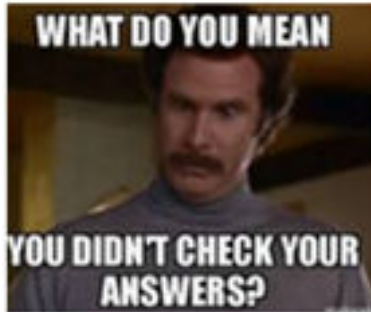
ACROSS

- 4) Clingy crustacean
- 5) Wind-driven craft
- 6) Where the buoys are
- 7) Moving waters
- 10) Spineless one
- 12) Sandy area
- 13) Coney Island attraction
- 15) Coral formation
- 17) Wave rider
- 19) Two-hulled vessel
- 20) Saturday and Sunday
- 21) Ocean motion

DOWN

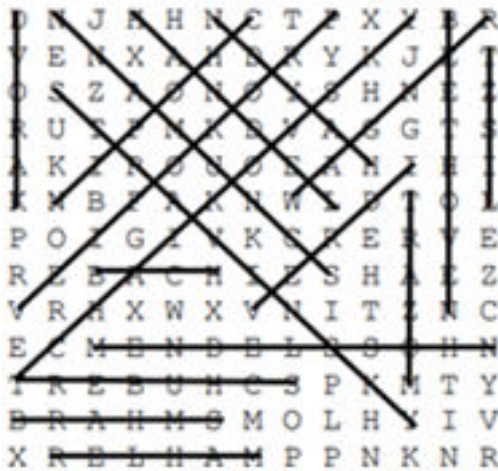
- 1) Marine creature's home
- 2) Flying saucer
- 3) Shore construction
- 8) Drying cloth
- 9) Holiday from work
- 11) Beach whistle-blower
- 14) Breakers
- 16) Beach hill
- 18) Luxury boat

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.....**

Composer Word Search



Monthly Riddle

A man is trapped in a room. The room has only two possible exits: two doors. Through the first door, there is a room constructed from magnifying glasses. The blazing hot sun instantly fries anything or anyone that enters. Through the second door, there is a fire-breathing dragon. How does the man escape?

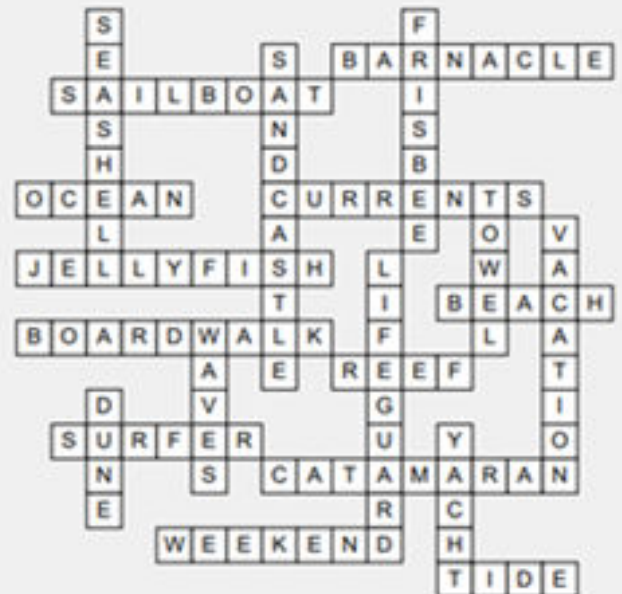
Answer: He waits until night time and then goes through the first door.

Classical Music Composers - Word List:

- | | | |
|-----------|-------------|-------------|
| BACH | HAYDN | SCHUBERT |
| BEETHOVEN | LISZT | SCHUMANN |
| BRAHMS | MAHLER | STRAVINSKY |
| CHOPIN | MENDELSSOHN | TCHAIKOVSKY |
| DVORAK | MOZART | VERDI |
| HANDEL | PROKOFIEV | WAGNER |

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

Seaside Crossword



JANUARY 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		31 OFFICE CLOSED FROM NOON	1 RENT IS DUE HAPPY NEW YEAR—2025!!! OFFICE CLOSED	2 Trash Collection Coffee/Donuts 9:30 am Bingo—10:30am Fitness With Andre 1:00 Fitness Center	3 Bible Study 6pm –Clubhouse	4
5	6 RENT IS LATE Monday Night Bingo—7pm (6:30) Trash Collection	7 Pot Luck 6pm	8	9 Trash Collection Coffee/Donuts 9:30 am Bingo—10:30am Fitness With Andre 1:00 Fitness Center	10 Bible Study 6pm –Clubhouse Food Truck 6-8— In front of Club-house	11
12	13 Trash Collection	14 Social Meeting 2pm	15	16 Trash Collection Coffee/Donuts 9:30 am Bingo—10:30am Fitness With Andre 1:00 Fitness Center	17 Bible Study 6pm –Library Pot Luck 6pm	18
19	20 Trash Collection	21 OFFICE CLOSED FROM NOON	22	23 Trash Collection Coffee/Donuts 9:30 am Bingo—10:30am Fitness With Andre 1:00 Fitness Center	24 Bible Study 6pm Luncheon Arco Iris 11am	25
26	27 Trash Collection	28	29	30 Trash Collection Coffee/Donuts 9:30 am Bingo—10:30am Fitness With Andre	31 Wine Down 5pm Bible Study 6pm –Library	