

South Tampa's Finest

WINWARD

LAKEs

Gated 55+ Community

March 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 March!

I am so happy to see the beginning of March. This crazy winter weather has taken its toll on me and I am sure a lot of you. Floridians are just not meant to live in cold conditions! Here's hoping we have some lovely spring like weather before we suffer through the heat and humidity of summer.

Christian and I have been busy with marketing and sales at Winward Lakes! Some of you may have seen our new commercial, and if not, keep your eyes open for it. You might even recognize the actors! We have also had the entrance to our community professionally landscaped, and if I do say so myself, it looks amazing!

We are excited that the back fence will FINALLY be replaced! Work on that is scheduled to take place on February 26, so by the time you are reading this, it might be completely done! Let's hope there are is nothing that delays it.

As you know during the last meter readings Christian and I did, we were also inspecting properties. For those of you who took the time to correct issues on your properties, we thank you!! Keeping our community beautiful is our number one priority! For those who have not yet corrected the issues on your property, please do so as a matter of urgency. We will be following up with you.

Finally, we wanted to give you some FANTASTIC news— Airfest will be returning on March 15th and 16th this year!! If you have not seen this spectacular event, please mark your calendars and make sure you do! The times will be from 8am on March 15th until 4pm on March 16th. Now for the NOT so great news....traffic around Winward Lakes is absolutely horrendous during Airfest. I'm not talking a little traffic, I'm talking "sit in your car for a half an hour and move two blocks" kind of traffic. Many roads are closed and you are detoured all over the place. Last year I went to get pizza over on Himes, and I honestly didn't think I'd be able to get home because the detours kept taking me further and further away. Needless to say, I intend to stay home during Airfest this year. We have, however, decided to keep the back gate open throughout the weekend during the Airfest times so if you are lucky enough to be on Himes, you will be able to get home.

Enjoy this spring-like weather while it lasts!

Take a deep breath, and enjoy life!

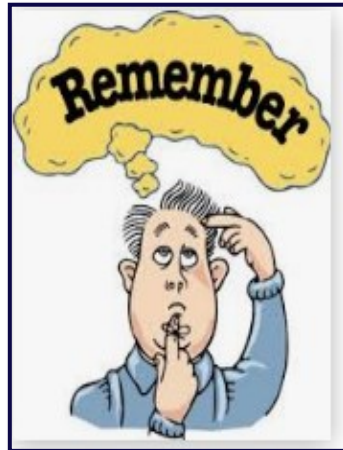
Dana and Christian Serino

COMMUNITY MATTERS

Selling Your Home

Please remember, if you are planning to sell your home, and you choose to either sell it yourself, or sell it through an outside broker, you will be charged a \$1,500.00 Administrative Fee on closing.

If you list your home through us (Park Place), that fee is included in the commission paid to Park Place. There is a lot of work involved when a home is sold and a new tenant is approved to live in our community. Unfortunately, that work is not done by an outside broker, but falls upon us. Thank you for your understanding.



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) .



March Social Club Events

- March 3rd—Monday Night Bingo— 7pm (cards available at 6:30pm)
- March 4th—Social Club meeting 2pm
- March 11th—Luncheon—Bahama Breeze -11am (sign up)
- March 18th Pot Luck Dinner 6pm (sign up)
- March 28th—Wine Down with Entertainment—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

Maddill Airfest 2025

Airfest is coming! It was previously reported that Airfest would not return until 2027, but we have confirmation that it is returning on March 15—8am to March 16—4pm



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.**



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

MARCH BIRTHDAYS

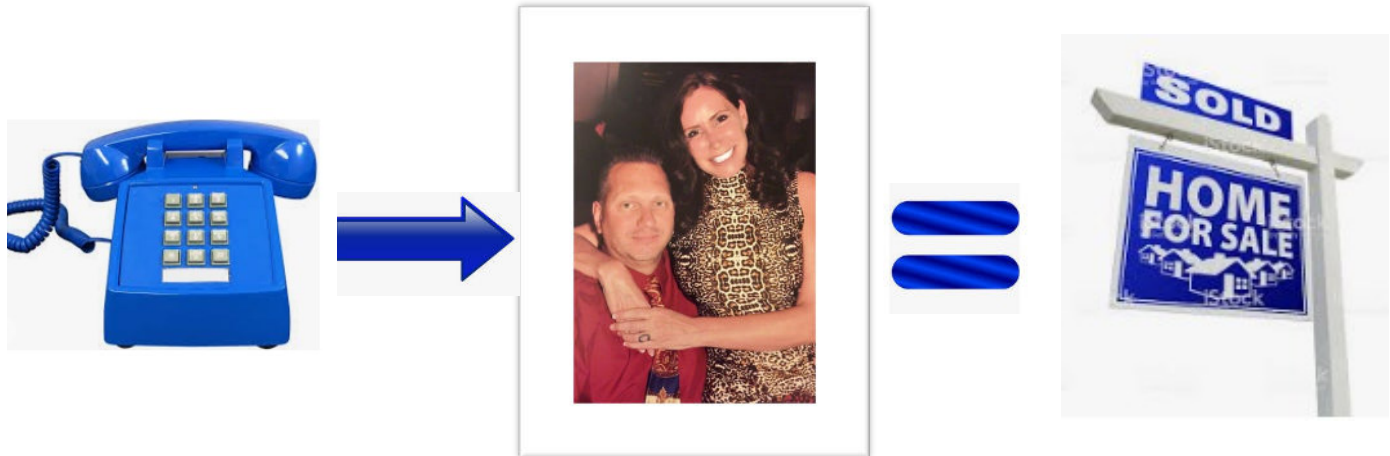
Joyce B.	David W.	James C.
Larry L.	Suzanne H.	William S.
Sally C.	Joseph S.	Tal S.
Diana P.	Sandra Z.	Emily W.
Elba A.	Dianna C.	Deborah D.
Lois C.	Dennis V.	

PISCES & ARIES

Pisces (February 19– March 20) If you looked up the word "psychic" in the dictionary, there would definitely be a picture of Pisces next to it. Pisces is the most intuitive, sensitive, and empathetic sign of the entire zodiac — and that's because it's the last of the last. As the final sign, Pisces has absorbed every lesson — the joys and the pain, the hopes and the fears — learned by all of the other signs. It's symbolized by two fish swimming in opposite directions, representing the constant division of Pisces' attention between fantasy and reality.

Aries (March 21–April 19) The first sign of the zodiac, Aries loves to be number one. Naturally, this dynamic fire sign is no stranger to competition. Bold and ambitious, Aries dives headfirst into even the most challenging situations—and they'll make sure they always come out on top!

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 ours and other websites, MLS, 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., a gated, active 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!

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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!

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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



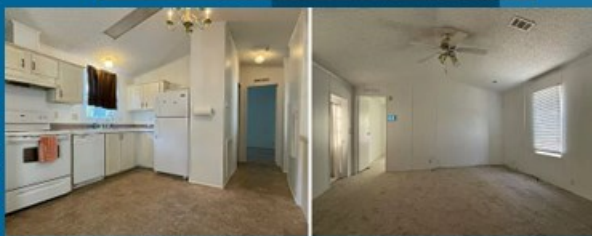
Only \$96,900.00

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 \$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.

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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
Management Team

Only \$164,900.00

3711 Binnacle Drive
Tampa, FL 33611

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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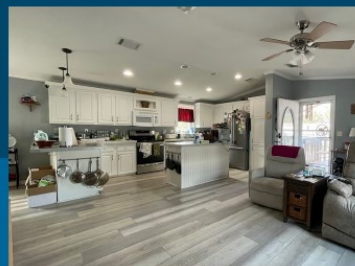


Only \$160,000.00

6206 Compass Lane
Tampa, FL 33611

Welcome to this beautiful 2 Bedroom, 2 bath home with a den. This beautiful home is deceptively spacious! Nice large rooms, in an open concept floor plan. Added features include impact windows, water softener system, security system, stainless steel appliances and luxury vinyl plank flooring throughout. This home is 60' long but feels much larger! This is must see!

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WINWARD LAKES FUN AND GAMES

Did you know....

- the Arctic Ocean is the smallest in the world
- the most common mental illnesses are anxiety and depression
- the word laser stands for 'Light Amplification by Stimulated Emission of Radiation'
- That crocodiles never outgrow their enclosure
- That reindeer hair is hollow inside like a tube



Monthly Riddle

I am a word of 5 letters and people eat me. If you remove the first letter, I become a form of energy. Remove the first two and I'm needed to live. Scramble the last 3 and you can drink me. What am I?

St. Patrick's Day Word Search

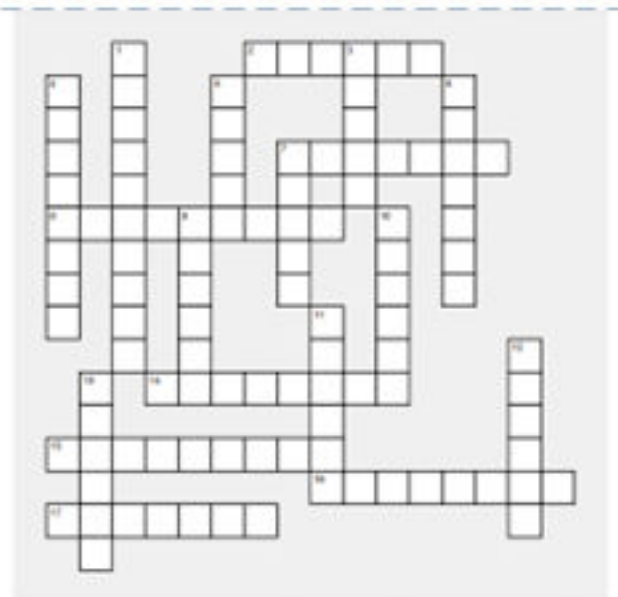
C M F P H E L G C J D T C G K
 T O O Z D A R F V O P E O C B
 L J I A P P P O W U L L O K X
 F H R N J O C N L T D R N C Y
 W A Z R S L P I I K M R X I A
 P B A K C A O C L A L S Z R T
 L A V I T S E F H E S O Q E R
 T I R R D R M S Q U A C F M I
 S N I S N P A T R O N G U I N
 K C U L E N W I N B B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

- | | | |
|-------------|----------|----------|
| CELTIC | CLOVER | COINS |
| DOWNPATRICK | FESTIVAL | FOLKLORE |
| Gaelic | GOLD | GREEN |
| IRELAND | LEGEND | LIMERICK |
| LUCK | PARADE | PATRON |
| RAINBOW | SHAMROCK | TRINITY |

Sudoku—Easy Level

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

Winter Crossword



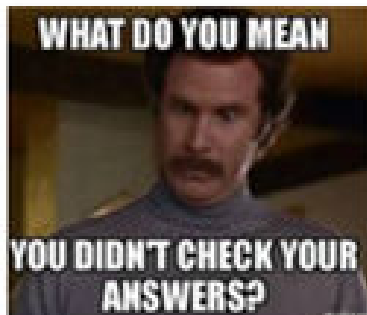
ACROSS

- 2) Frozen spike
- 7) Winter sculpture
- 8) Present day?
- 14) Winter coasting
- 15) Hearth
- 16) Rudolph and teammates
- 17) Winter ____ Games

DOWN

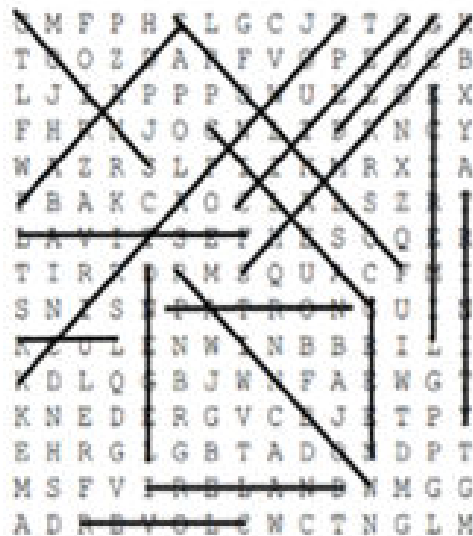
- 1) White Rabbit's milieu
- 3) Hot chocolate
- 4) Winter outerwear
- 5) Icy coating
- 6) Rink dancing
- 7) Neck wrap
- 9) Snow remover
- 10) Aspen activity
- 11) Small shake
- 12) Stanley Cup sport
- 13) Uncomfortably cool

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.....**

St Patrick's Day Word Search



- | | | |
|-------------|----------|----------|
| CELTIC | CLOVER | COINS |
| DOWNPATRICK | FESTIVAL | FOLKLORE |
| GAELIC | GOLD | GREEN |
| IRELAND | LEGEND | LIMERICK |
| LUCK | PARADE | PATRON |
| RAINBOW | SHAMROCK | TRINITY |

Sudoku—Easy Level

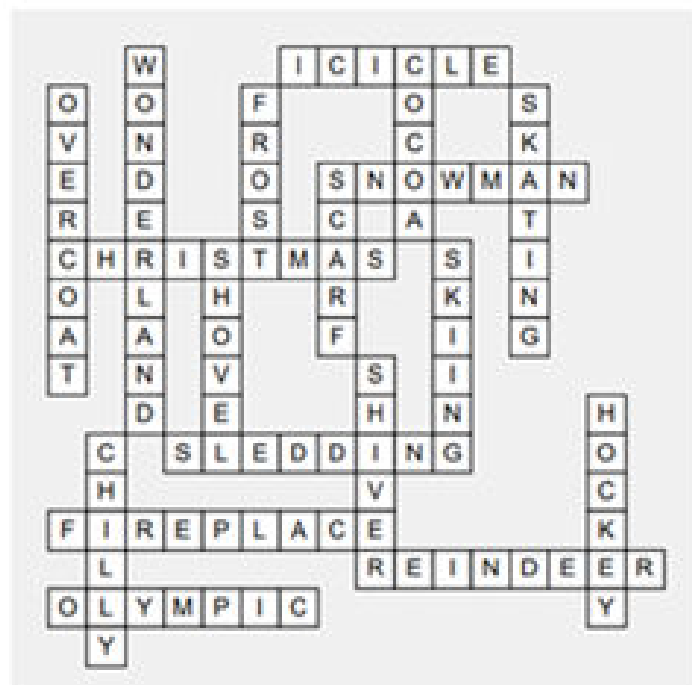
2	9	6	1	4	5	8	3	7
3	5	7	8	2	6	1	4	9
1	4	8	9	3	7	5	2	6
6	3	9	5	1	2	4	7	8
5	8	1	7	6	4	3	9	2
4	7	2	3	9	8	6	1	5
9	6	4	2	8	3	7	5	1
8	1	5	4	7	9	2	6	3
7	2	3	6	5	1	9	8	4

Monthly Riddle

I am a word of 5 letters and people eat me. If you remove the first letter, I become a form of energy. Remove the first two and I'm needed to live. Scramble the last 3 and you can drink me. What am I?

Answer: Wheat, heat, eat, tea

Winter Crossword



MARCH 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1 RENT IS DUE
2	3 Monday Night Bingo—7pm (6:30) Trash Collection	4 Social Meeting 2pm	5	6 RENT IS LATE Trash Collection Coffee/Donuts 9:30 Bingo—10:30 Fitness With Andre 1:00 Fitness Center Bible Study 6pm –Clubhouse	7	8
9	10 Trash Collection	11 Luncheon—Bahamas Breeze—11am	12	13 Trash Collection Coffee/Donuts 9:30 Bingo—10:30 Fitness With Andre 1:00 Fitness Center Bible Study 6pm –Clubhouse	14	15
16	17 Trash Collection PRESIDENT'S DAY St. Patrick's	18 Pot Luck 6pm	19	20 Trash Collection Coffee/Donuts 9:30 Bingo—10:30 Fitness With Andre 1:00 Fitness Center Bible Study 6pm –Clubhouse	21	22
23	24 Trash Collection	25	26	27 Trash Collection Coffee/Donuts 9:30 Bingo—10:30 Fitness With Andre 1:00 Fitness Center Bible Study 6pm –Clubhouse	28 Wine Down 5pm	29
30	31 Trash Collection					