

South Tampa's Finest

# WINWARD LAKES

Gated 55+ Community

## September 2022



**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.*

*In closing I just wanted to say that Christian and I have been extremely busy this past couple of months—we currently have new homes that have just arrived and we have more new homes coming soon!! There is A LOT involved when we bring new homes in. This is very exciting, but it is a very busy time for us. We also have homes that we are renovating and homes that we are removing. And of course, we have our usual management duties that we are attending to. If you need to speak to us, please, if possible, call or send us an email. We are always available in the community, but we are not always sitting in the office. We are very lucky to have the help of Kevin, who works part time in the office. He is very knowledgeable and is always willing to help if you have questions and we aren't in the office.*

*Please also remember that our phone number is posted on our door, so even if we are not in the office, we do forward the phone so you will be able to reach us.*

*As always—take a deep breath and enjoy life!!*

*Christian and Dana*

# COMMUNITY MATTERS

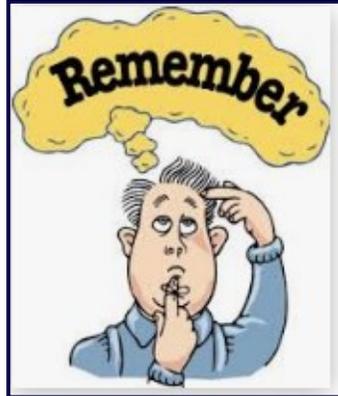
## BACK GATE

Many of you have been asking when the back gate will be operational. I know it has taken a LOT longer than we had hoped, but... we are nearing completion!!

Currently we are just waiting on the City of Tampa to give a final approval, and then we should be all set! The key for the pedestrian gate portion will be the same key you use to access the pool, fitness center and front pedestrian gate.

Personally, I can't wait to be able to exit on my bike from the back gate! It is going to be so nice!

Thank you for your patience!



## LABOR DAY

Just a reminder that the Office will be closed on Labor Day which falls on Monday September 5th this year.

There will also be NO TRASH collection on labor day. Please do not put your trash out until Thursday September 8.

## 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, Kevin, 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) .



## GOOD NEIGHBOR DAY! SEPTEMBER 28th

Good Neighbor Day has been celebrated since the early 1970's. It was created by Becky Mattson of Montana's Lakeside.

She created the day because she wanted to connect with and recognize the importance of strong leaders. The President in 1978, Jimmy Carter, signed Proclamation 4601 establishing this date as Good Neighbor Day!!

Let's all try to do something nice for our neighbors on September 28th—even just a smile and "have a great day" can mean a lot!



## SUGGESTION BOX



We know our residents have a lot of great ideas, and helpful suggestions. We also realize that some of you are shy.

Our assistant, Kevin came up with a great idea! A Suggestion Box placed in the Clubhouse where residents can express their thoughts, or ideas on things they would like to see at Winward Lakes, or even things they wish we could change. Please feel free to express yourself and give us ideas as to how we can make Winward Lakes even better! We will try to respond to these suggestions in every newsletter! Suggestions can be anonymous too!!

This is a great way to "help us help you"!!

# WEEKLY EVENTS IN THE CLUBHOUSE

**1st and 3rd  
Wednesday's 10am**



**2nd and 4th  
Wednesdays 5pm**



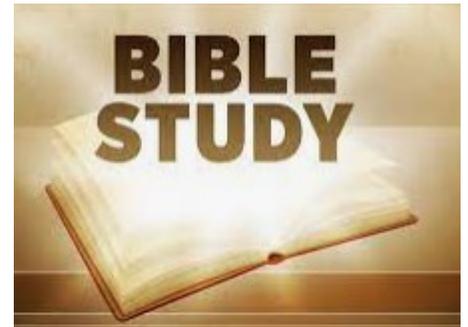
**Thursday's at 9:30am**



**Thursday at 10:30 am**



**Friday's at 6pm**



**Thursday's at 7pm**



## September Birthdays



Donna P  
Molly L  
John W  
Margaret S  
Kathleen L  
Darlene E  
Evelyn K  
Alfred C  
Charles G  
Cheryl W  
Kathryn E  
In Sun W  
Barbara T

Marjorie H  
Barb W  
Gail H  
Adolfo G  
Lynda S  
Mary S  
Daphne J  
Susan F  
Bruce S  
Robert W  
Nancy L  
Nancy C  
Richard V

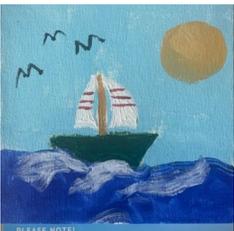
## VIRGO AND LIBRA

Virgo— August 23—Sept 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—Oct 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.

# AMERICA CONNECTS MURAL MOSAIC TILE PAINTING

A fun time was had by all and look at these beautiful tiles!  
Thank you, Kay, for hosting this event!



## Card Making Class

If you like to color, this card class is for you !! We will be making 2 Fall cards for \$5.00. All supplies will be provided. Please sign up on the sheet in the HOA box at the clubhouse so we are sure to have enough for everyone. Looking forward to seeing you then.

Hosted by Nancy Loomis

When: Tuesday September 20th

Time: 12pm 4pm

Where: Clubhouse



**WHO'S READY  
FOR SOME  
FOOTBALL??!!??**

PRESEASON 1	PRESEASON 2	PRESEASON 3	2022 SCHEDULE		
<b>AUG.13</b> 7:30 WFLA	<b>AUG.20</b> 7:00 WFLA	<b>AUG.27</b> 7:30 WFLA			
<b>SEP.11</b> 8:20 NBC	<b>SEP.18</b> 1:00 FOX	<b>SEP.25</b> 4:25 FOX			
<b>OCT.2</b> 8:20 NBC	<b>OCT.9</b> 1:00 FOX	<b>OCT.16</b> 1:00 FOX			
<b>OCT.23</b> 1:00 FOX	<b>OCT.27</b> 8:15 PRIME	<b>NOV.6</b> 4:25 CBS			
<b>NOV.13</b> 9:30 NFLN	<b>BYE BYE BYE BYE</b>	<b>NOV.27</b> 1:00 FOX			
<b>DEC.5</b> 8:15 ESPN	<b>DEC.11</b> 4:25 FOX	<b>DEC.18</b> 4:25 CBS			
<b>DEC.25</b> 8:20 NBC	<b>JAN.1</b> 1:00 FOX	<b>JAN.7/8</b> TBD TBD			
PRESEASON	HOME	AWAY			GERMANY



# MARKETPLACE

FOR SALE



## 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! 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 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???

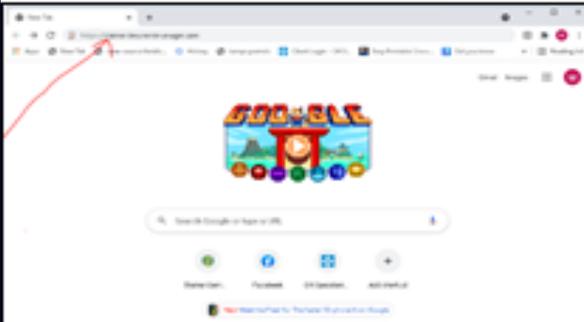
\*This offer does not apply to homes listed for less than \$10,000.00.

# LOGGING INTO YOUR RENT MANAGER

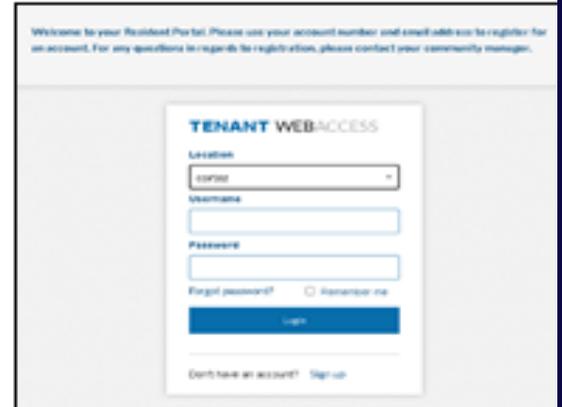
Thank you for everyone who has signed up for, and uses Rent Manager to pay your rent. I thought it might be useful to put the log in steps in writing for you, as I know sometimes we forgot the steps from one month to the next:

**Step 1:** Log into your account. This is the link you must use. Always put it in the top address bar, not the middle search bar in google.

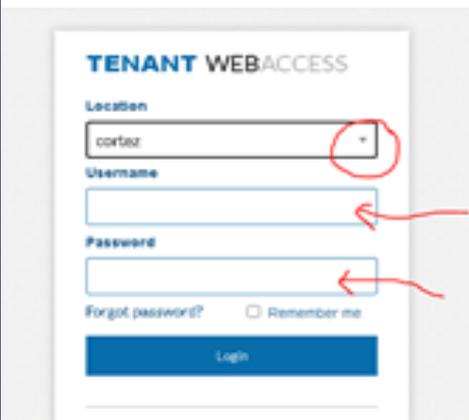
**<https://steiner.twa.rentmanager.com>**



You will now be here

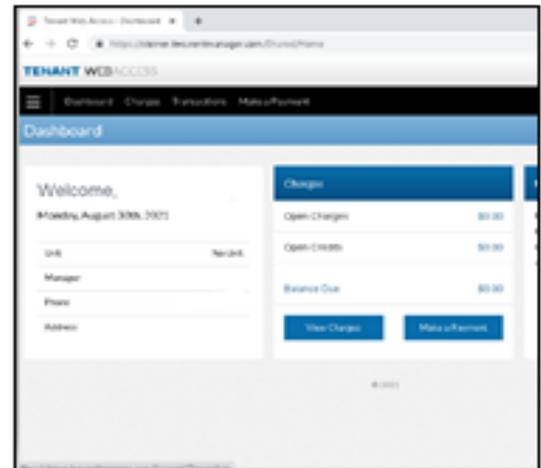


**Step 2:** Change to location to Lakes by clicking on the down arrow and selecting Lakes. Enter your username (your email address), and then your password:



Enter your email here

Enter your password here



**Step 3:** Select Make a Payment, and then Select entire amount. You must check the box acknowledging the convenience fee for **CREDIT OR DEBIT CARD PAYMENTS ONLY**. ACH (Checking accounts) do not have any fees.

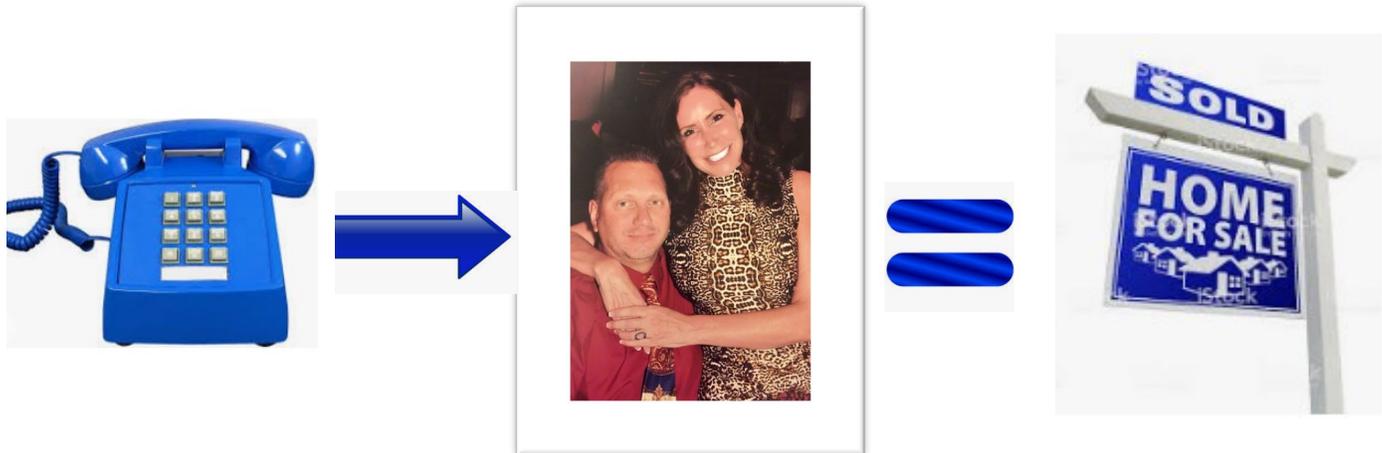
**Step 4:** Once you have done this, you will get a confirmation that your payment has gone through. If you do not, see a confirmation, check your dashboard to see if there is a balance. If it does not say \$0.00, your rent payment has not gone through and you will have to repeat these steps.

A convenience fee may be added to your payment amount.

PLEASE NOTE CONVENIENCE FEE WILL APPLY.

- eCheck/ACH is free.
- Debit card payments fee is \$4.95 per transaction and is incurred by the Payer.
- Credit card payments fee is 3.5% per transaction and is incurred by the Payer.
- Once the payment begins processing, a refund of the payment amount above can only be authorized through your management company. The convenience fee is non-refundable.
- \* Please be advised that attempted chargebacks for Non-Fraudulent transactions through the Zago (Powered by PayLease) system will be subject to criminal investigation and these individuals will be prosecuted to the fullest extent of the law.
- \*\* E-check Transactions: In the event that your bank returns your payment for Non-Sufficient Funds (NSF), you authorize Zago (Powered by PayLease) to assess

## 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

## NEW HOMES



Your Source for High Value, Low Cost Florida Homes.

Call Christian or Dana

(813) 839-2812



**Only \$209,387.00**  
 3727 Spinnaker Drive  
 Tampa, FL 33611

BRAND NEW, FULLY FURNISHED model home for sale!  
 This beautiful Jacobsen IMP45216 Model home is a 3 bedroom, 2 bathroom, 1,456 sq foot home which should be available some time in November. Stunning open concept design with beautiful galley style kitchen! This home was a model home and comes FULLY FURNISHED. New home AND new furniture—How amazing is that?!!

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!!



## RESALES



Your Source for High Value, Low Cost Florida Homes.

Call Christian or Dana

(813) 839-2812



**REDUCED !!  
 NOW  
 ONLY  
 \$184,900**

**Only \$199,000.00**  
 3719 Spinnaker Drive

Welcome to this beautiful 2014 Champion home. This upgraded two bedroom, two bathroom home, is priced to sell at only \$199,000.00!! Current owner has put a lot of love and attention into remodeling and updating this beauty, including the installation of new waterproof vinyl plank flooring!

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Your Source for High Value, Low Cost Florida Homes.

# OUR CURRENT LISTINGS CONTINUED



Your Source for High Value, Low Cost Florida Homes.

Call Christian or Dana

(813) 839-2812



**REDUCED !!  
NOW  
ONLY  
\$99,900**

**Only \$139,900.00**  
3715 Yardarm Drive  
Tampa, FL 33611

Welcome to this beautiful 1993 Merit home. This upgraded two bedroom, two bathroom home, is priced to sell at only \$139,900.00!! Current owner has put a lot of love and attention into remodeling and updating this home! Rarely do we see homes at this price point.

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Your Source for High Value, Low Cost Florida Homes.

Call Christian or Dana

(813) 839-2812



**NOW  
ONLY  
\$175,900**

**Only \$184,900.00**  
3713 Yardarm Drive  
Tampa, FL 33611

Welcome to this beautiful 2006 Palm Harbor, Magnolia II home. This beautifully maintained two bedroom, two bathroom home won't last long. Upgrades include a newly installed water-softener system, and plumbed for propane stove/cooktop!

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Your Source for High Value, Low Cost Florida Homes.

# THE HOMES OF PARKPLACE

Your Source for High Value, Low Cost Florida Homes.

Call Christian or Dana

(813) 839-2812



Only \$182,900.00

3715 Anchor Drive  
Tampa, FL 33606

**SOLD!**

Welcome to this beautiful 2010 Palm Harbor, front home. This spacious three bedroom, two bathroom home is priced to sell at only \$182,900.00!! This beautiful lakefront lot is the perfect place to unwind after a busy day. This home won't last long!

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# THE HOMES OF PARKPLACE

Your Source for High Value, Low Cost Florida Homes.

Call Christian or Dana

(813) 839-2812



Only \$194,900.00

3730 Winward Lakes Drive  
Tampa, FL 33611

**SOLD!**

Welcome to this beautiful 2003 Homes of Merit home. This beauty has been upgraded from top to bottom. It includes two bedrooms, two bathrooms, plus a bonus office off the Master bedroom! The front screened in porch is the perfect place to enjoy your morning coffee!

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## FALL RECIPE OF THE MONTH

### Pork, Pineapple and Onion Skewers

1 lb. pork loin, trimmed and cut into 1-inch pieces  
1/2 small pineapple (about 1 lb.), trimmed, cored, and cut into 1-inch pieces (about 2 cups)  
1 small red onion, cut into 6 wedges, each halved crosswise  
8 oz. baby peppers (mixed colors), cut into 1-inch pieces  
2 tbsp. olive oil  
Kosher salt and pepper



### Garlic-Ginger Teriyaki Sauce, for basting

#### Directions

1. In large bowl, toss pork, pineapple, onion, and peppers with oil and 1/2 teaspoon each salt and pepper.
2. Thread pork and vegetables onto skewers. Grill, turning occasionally, until pork is cooked through, 8 to 10 minutes total, basting with teriyaki sauce during last 5 minutes of cooking



## HOW LONG DOES PRODUCE LAST?

<b>APPLES</b>	4-8 weeks in fridge	<b>ONIONS</b>	2-3 months at room temp
<b>AVOCADO</b>	4-7 days at room temp	<b>ORANGES</b>	3-4 weeks in fridge
<b>BANANAS</b>	2-5 days at room temp	<b>PEACHES</b>	1-3 days at room temp
<b>BLUEBERRIES</b>	1-2 weeks in fridge	<b>POTATOES</b>	3-5 weeks in pantry
<b>BROCCOLI</b>	1-2 weeks in fridge	<b>STRAWBERRIES</b>	3-7 days in fridge
<b>CARROTS</b>	3-4 weeks in fridge	<b>STRING BEANS</b>	3-5 days in fridge
<b>CUCUMBERS</b>	1 week in fridge	<b>TOMATOES</b>	1 week at room temp
<b>LETTUCE</b>	7-10 days in fridge	<b>WATERMELON</b>	7-10 days at room temp
<b>LEMONS</b>	3-4 weeks in fridge	<b>MUSHROOMS</b>	7-10 days in fridge
<b>GARLIC</b>	3-6 months at room temp	<b>ZUCCHINI</b>	7-10 days in fridge

# 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



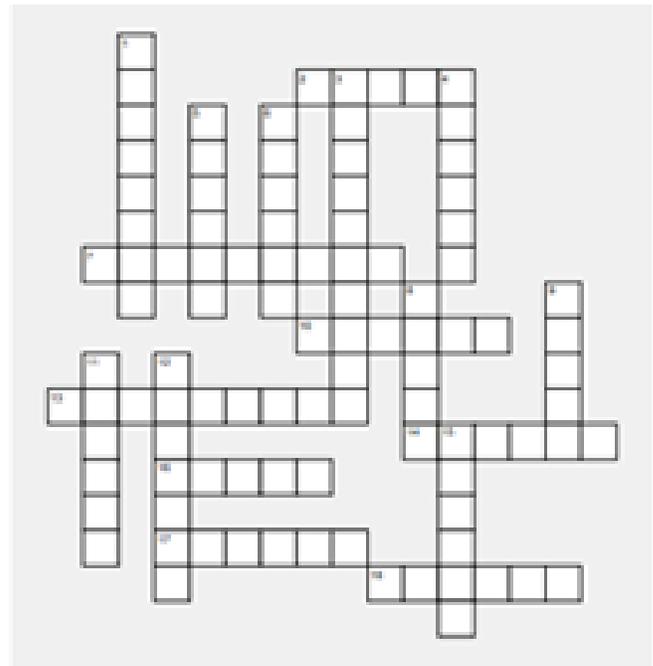
## Back to School Word Search

R E N 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 E 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

## 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



BACKPACK	TEXTBOOK	END OF SUMMER
PENCILS	NOTEBOOKS	PAPER
HAIRCUT	FRIENDS	NEW SHOES
PENS	CLASSES	ORIENTATION
OPEN HOUSE	SEPTEMBER	REGISTRATION
SCHOOL BUS	SCHEDULES	HIGH SCHOOL
MIDDLE SCHOOL	ELEMENTARY	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

### ACROSS

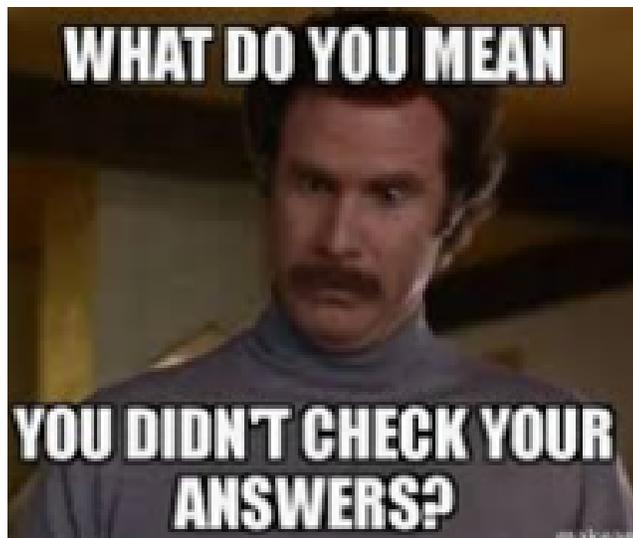
- 2) Terra firma
- 7) Galileo's child
- 10) Falling star
- 13) Orbiting body
- 14) Ringed planet
- 16) Reindeer name
- 17) Space missile
- 18) Milky Way, for one

### DOWN

- 1) Lightest element
- 3) It covers the earth
- 4) Eye in the heavens
- 6) Impact site
- 8) 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

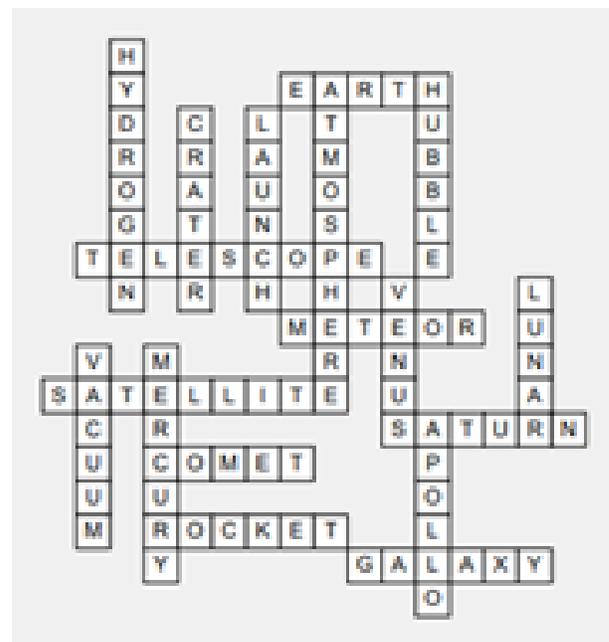
All 5 sisters are busy. Ann is reading a book, Rose is cooking, Katy is playing chess, and Mary is doing laundry. What is the 5th sister doing?

Answer: She is playing Chess of course!

### Astronomy Crossword

### 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



# SEPTEMBER 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	Trash Collection			<b>1RENT IS DUE</b> Trash Collection Coffee/Donuts 9:30 am– BINGO 10:30am	2	3
4	Labor Day Office is Closed <b>NO TRASH COLLECTION</b>	6 <b>RENT IS LATE</b>	7	8 Trash Collection Coffee/Donuts 9:30 am– BINGO 10:30am Game Night—7pm	9	10
11 National Grandparents' Day	12 Trash Collection	13	14	15 Trash Collection Coffee/Donuts 9:30 am– BINGO 10:30am Game Night—7pm	16	17
18	19 Trash Collection	20	21	22 Trash Collection Coffee/Donuts 9:30 am– BINGO	23	24
25	26 Trash Collection	27	28 Good Neighbor Day	29 Trash Collection Coffee/Donuts 9:30 am– BINGO	30	