

South Tampa's Finest

WINWARD LAKES

Gated 55+ Community

February 2023



INSIDE THIS ISSUE

Managers' Message.....	2
Community Matters.....	3
Residents' Birthdays.....	4
History of Valentines.....	5
Christmas Cheer Pictures....	6
Buy and Sell Marketplace.....	7
Food Truck Frenzy.....	8
Referral Program.....	9
Rent Manager Log In.....	10
Reasons to Sell with Us.....	11
Homes for Sale	12
Fun and Games.....	13
Fun and Games Answers.....	14
Calendar.....	15

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813-839-2812

Dana and Christian Serino

Community Management Team

Email: WinwardLakes@SteinerCommunities.com

Visit us on the web at

www.Winwardlakes.com

MANAGERS' MESSAGE



Happy February, Winward Lakes!

Here we are approaching the second month of 2023 and we have been experiencing “Florida winter” weather we have come to expect in Tampa. Although I love the sun, sand and warm weather, there is something about curling up on a cold evening, with a steamy mug of hot chocolate, snuggled in a warm blanket that I will always enjoy.

Winter is also a great time to get out into our gardens and do some of the work that we put off during the very hot summer months. It's the perfect time to take a walk around your home and make a list of things that need some tender loving care. In particular, please look carefully at you house, gutters, and car port. If you see any mold, mildew or dirt, please arrange to it power-washed. Lets make the most of the cooler days and get some of our chores out of the way!!

You should all know by now that the back gate is operational— most of the time. We have been experiencing some growing pains and it is temperamental at times. Please be patient—we are working on the problem.

Just a reminder to all that trash is to be placed out on the morning of collection—not the night before. The majority of our residents know to do this, and we thank you!

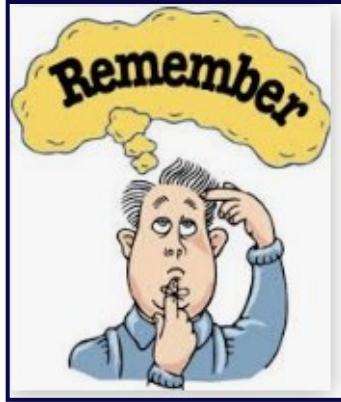
As always, take a deep breath and enjoy life!!

Dana and Christian Serino

COMMUNITY MATTERS

HOMES, HOMES AND MORE HOMES!!!

Isn't it fabulous to drive around the community and see all of the beautiful new homes that have come in??!! We are certainly busy trying to get them all finished for their new owners. We thank you for your patience during this very busy time at Winward Lakes.



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) .



FRESH VEGGIES

Come to the Clubhouse on Thursday February 16th and meet Tony from Humana. Tony will be providing information about Humana, and setting up a food pantry with fresh vegetables, free, available to our residents on a first come, first serve basis. Quantities are limited, so come early and learn a little bit about Humana while you are here.

FRONT and BACK GATE UPDATES

Our back gate is now FINALLY operational, although we are having some hiccups which are being worked out. Please be patient. It has been a long time coming, but rest assured, it is a wonderful addition. Remember, the gate is an EXIT only gate. You need just pull up close to the gate and it will open automatically for you. You cannot re-enter the community through this gate, but must enter from Dale Mabry.

The front gate, however, is still not operating correctly. We are awaiting a special part for the call box which we hope to have in the near future. We will update you when we know more.

UPCOMING EVENTS IN FEBRUARY

- Feb 11—Sweet Valentines Party—Clubhouse—7pm—10pm
- Feb 13—Bingo!! 6:15pm-9:30pm
- Feb 15—Bunco 7pm-9:30pm
- Feb 18—Sarge's BBQ Food Truck—11am-1pm
- Feb 22—Card Making Class 1pm—3pm
- Feb 22—Ladies Coffee and Cake Gathering 3pm-5pm
- Feb 25—Movie Night 6:30pm-9:30pm

Recipe of the Month

Homestyle Chicken Noodle Soup



INGREDIENTS

- **2 tablespoons** unsalted butter
- **1** onion, *diced*
- **2** carrots, *peeled and diced*
- **2** celery ribs, *diced*
- **3** cloves garlic, *minced*
- **8 cups** chicken stock
- **2** bay leaves
- Kosher salt freshly ground black pepper, *to taste*
- **2 1/2 pounds** bone-in, skinless chicken breasts
- **2 1/2 cups** wide egg noodles
- **2 tablespoons** chopped fresh parsley leaves
- **2 tablespoons** chopped fresh dill
- **1 tablespoon** freshly squeezed lemon juice, *or more, to taste*

INSTRUCTIONS

- 1** Melt butter in a large stockpot or Dutch oven over medium heat. Add onion, carrots and celery. Cook, stirring occasionally, until tender, about 3-4 minutes.
- 2** Stir in garlic until fragrant, about 1 minute.
- 3** Stir in chicken stock and bay leaves; season with salt and pepper, to taste. Add chicken and bring to boil; reduce heat and simmer, covered, until the chicken is cooked through, about 30-40 minutes. Remove chicken and let cool before dicing into bite-size pieces, discarding bones.
- 4** Stir in chicken and pasta and cook until tender, about 6-7 minutes.
- 5** Remove from heat; stir in parsley, dill and lemon juice; season with salt and pepper, to taste.
- 6** Serve immediately.

February Birthdays

Ronald E	Gerald C	Larry W
Patricia P.	Clora F	Carol H
Susan R.	Kathleen W .	Luis R
Angel O.	Debora S	Carmen M
Francis R.	Christine D	Edward C.
Donald D.	Constance T.	Corrine H.
Gay H.	John D.	Nick F



AQUARIUS & PISCES

Aquarius (January 20 - February 18) Despite the "aqua" in its name, Aquarius is actually the last air sign of the zodiac. Innovative, progressive, and shamelessly revolutionary, Aquarius is represented by the water bearer, the mystical healer who bestows water, or life, upon the land. Accordingly, Aquarius is the most humanitarian astrological sign.

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.

The History of Valentine's Day

Story Courtesy of Country Living Magazine, - Taysha Murtaugh and Rebekah Lowin

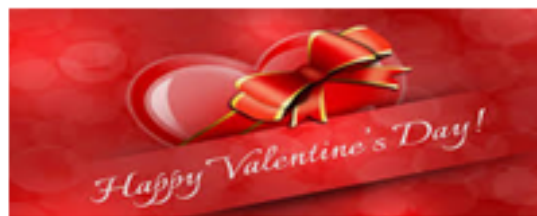
While it may be tempting to think of Valentine's Day as a modern holiday meant just for indulging our shopping and sugary impulses, this day of heart-shaped festivity actually has an ancient—and fascinating—origin story...or rather, mystery. While we celebrate Valentine's Day today with DIY Valentine's Day cards, gifts of jewelry or flowers, and romantic Valentine's Day dinners, the history of the holiday is actually quite surprising. So how did February 14 first come to be considered the day of love? And what's the origin of Valentine's Day—and why have its romantic themes persisted to this day? Oh, and while we're at it, where does the word "Valentine" come from?

As it turns out, nobody really knows the true history behind this storied holiday, nor do any of the theories completely check out. Even historians find themselves arguing over the exact traditions from which the present-day holiday takes inspiration.

The day is named, of course, for St. Valentine—we all know that by now. According to *The New York Times*, it's possible that the love-filled holiday is based on a combination of two men. There were, after all, two Valentines executed on February 14 (albeit in different years) by Emperor Claudius II, reports NPR. It's believed that the Catholic Church may have established St. Valentine's Day in order to honor these men, who they believed to be martyrs. What's more, it's possible that one of these men, Saint Valentine of Terni, had been secretly officiating weddings for Roman soldiers against the emperor's wishes, making him, in some eyes, a proponent of love.

Another story involves the practice of writing love letters to your Valentine. It's said that St. Valentine wrote the first "valentine" greeting to a young girl he tutored and fell in love with while he was imprisoned for the crimes outlined above. According to *The History Channel*, before his death, he wrote her a letter signed "From your Valentine," which remains a commonly used phrase to this day.

However, a University of Kansas English professor, the late Jack B. Oruch, had a different theory, notes *the Times*: Through research, he determined that the poet Geoffrey Chaucer linked love with St. Valentine for the first time in his 14th-century works "The Parlement of Foules" and "The Complaint of Mars." Therefore, Oruch claimed that Chaucer invented Valentine's Day as we know it today. (At the time of Chaucer's writing, February 14 also happened to be considered the first day of spring in Britain, because it was the beginning of birds' mating season—perfectly appropriate for a celebration of affection.) Whether or not Chaucer can be fully credited, it is true that he and fellow writer Shakespeare popularized the amorous associations surrounding the day. Soon, people began penning and exchanging love letters to celebrate Valentine's Day, and by the early 1910s, an American company that would one day become Hallmark began distributing its more official "Valentine's Day cards." Flowers, candy, jewelry, and more followed, and the rest, of course, is history.



BUY & SELL

MARKETPLACE



Elite Surface Cleaning

Kevin Holt
Owner
813-520-3561
Free Estimates!
82elitesurfacecleaning@gmail.com

Call Kevin today for your power-washing needs!

Singlewide home:	\$150.00
Doublewide home:	\$200.00
Roof Cleaning:	\$100.00
Driveway Cleaning:	\$ 50.00

Help For Victims of Hurricane Ian



Gay Hartman and John Kelso (the Pink Pirates) are working in conjunction with Charity 501C 3 called "When All Else Fails". They are collecting items for hurricane Ian victims and making monthly trips to North Port for at least the next year. You can drop off items at 3730 Binnacle Drive, or call Gay at 813-770-8654. All donations are accepted.

Items needed include:

- Gift Cards
- Cleaning Supplies
- Clothing (All Ages)
- Shoes
- Back-packs
- Food (Non-Perishable)
- Baby Food
- Baby Products
- Household Items
- Hygiene Items
- Garbage Bags
- Tarps

FOOD TRUCK FRENZY RETURNS!!

We are excited to announce that Sarge's BBQ has agreed to come back to Winward Lakes on Saturday, February 18th for a delicious bbq lunch! Sarges' will be serving up some of your all time favorites from 11am to 1pm.

Please come out and support this event! Food truck vendors spend a lot of money purchasing and preparing food for these events. If they do not get a good turn out, it is not profitable for them and it will be unlikely that they will return to Winward Lakes.

If all goes well with this event, we will start scheduling Food Trucks again on a regular basis.



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 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.

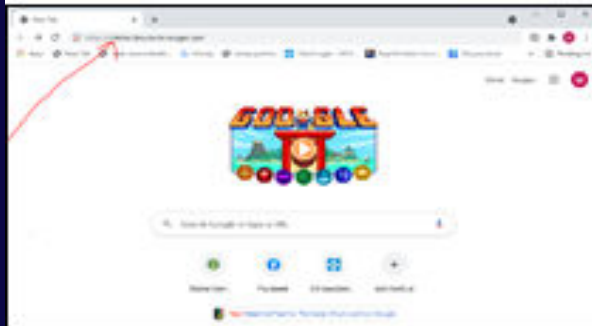


LOGGING INTO YOUR RENT MANAGER

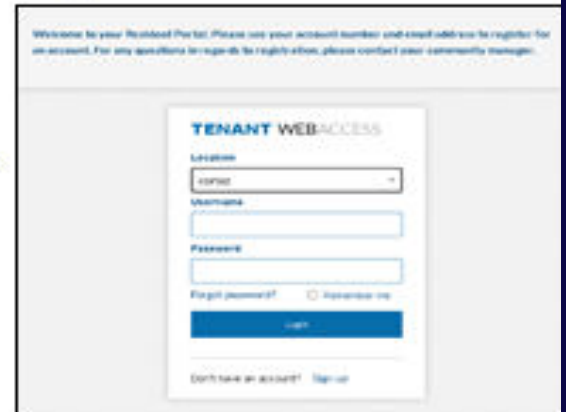
Thank you for everyone who has signed up for, and uses Rent Manager to pay your rent. I thought it might be useful to put the log in steps in writing for you, as I know sometimes we forgot the steps from one month to the next:

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.

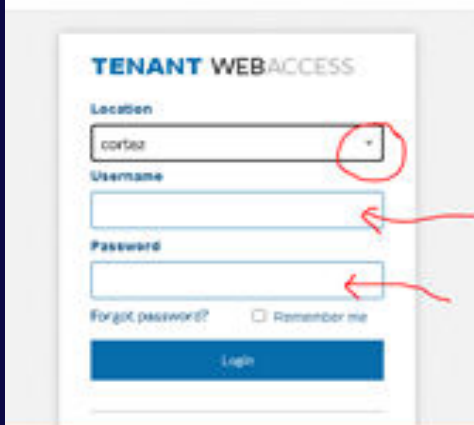
<https://steiner.twa.rentmanager.com>



You will now be here

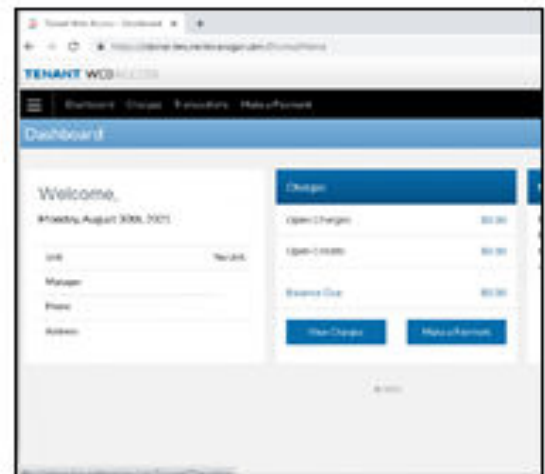


Step 2: Change to location to Lakes by clicking on the down arrow and selecting Lakes. Enter your username (your email address), and then your password:



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.

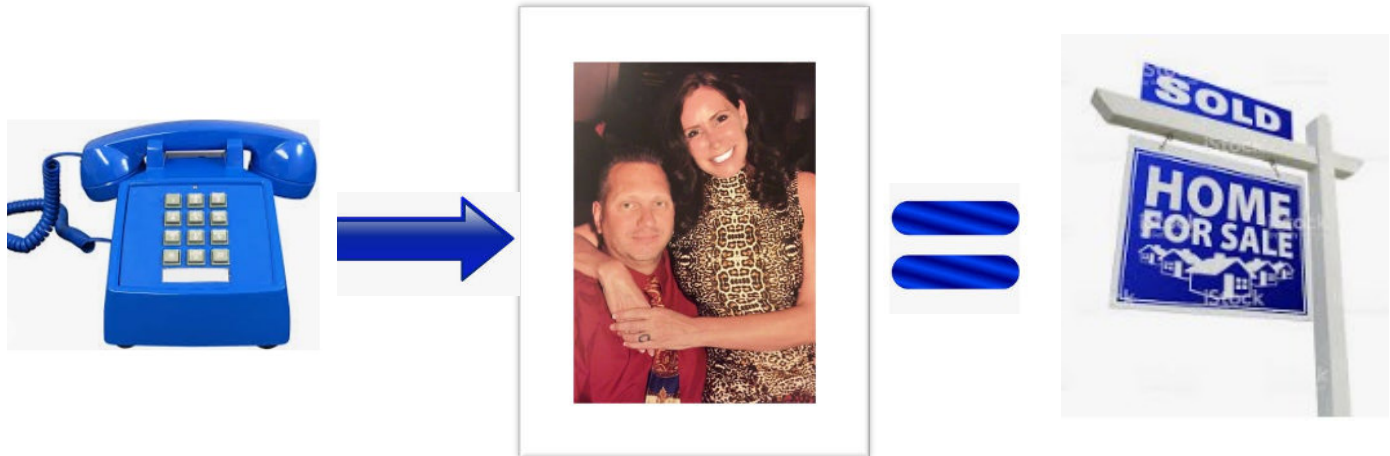
Step 4: Once you have done this, you will get a confirmation that your payment has gone through. If you do not, see a confirmation, check your dashboard to see if there is a balance. If it does not say \$0.00, your rent payment has not gone through and you will have to repeat these steps.

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 PayPal) 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 PayPal) to access

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

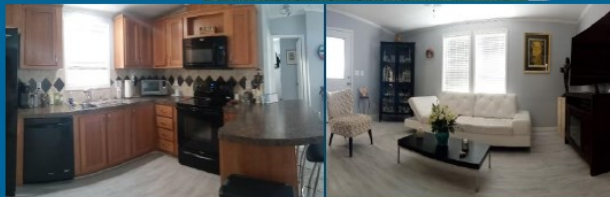


REDUCED !!
NOW
ONLY
\$174,900

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!

Winward lakes is the perfect 55+ Retirement Community located in prestigious South Tampa! Professional, on-site management team maintains the community to the highest standards. Amenities include two stocked fishing lakes, a heated swimming pool, a large Clubhouse and community room complete with a full kitchen and game room, a library, fitness center and fenced, community dog park. Call today, this WON'T last long!!



Your Source for High Value, Low Cost Florida Homes.

OUR CURRENT LISTINGS CONTINUED



Your Source for High Value, Low Cost Florida Homes.

Call Christian or Dana

(813) 839-2812

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



**NOW
ONLY
\$174,900**

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!

Winward lakes is the perfect 55+ Retirement Community located in prestigious South Tampa! Professional, on-site management team maintains the community to the highest standards. Amenities include two stocked fishing lakes, a heated swimming pool, a large Clubhouse and community room complete with a full kitchen and game room, a library, fitness center and fenced, community dog park. Call today, this WON'T last long!



Your Source for High Value, Low Cost Florida Homes.

WINWARD LAKES FUN AND GAMES

Did you know....

- in 1878 the first telephone book made contained only 50 names
- pop com was invented by the Aztec Indians
- an average person will spend 25 years asleep
- hippopotamuses have killed more people in Africa than any other animal
- an elephants ears are used to regulate body temperature



Monthly Riddle

With pointed fangs I sit and wait, with piercing force I serve out fate. Grabbing bloodless victims, proclaiming my might; physically joining with a single bite. What am I?

Valentines Word Search

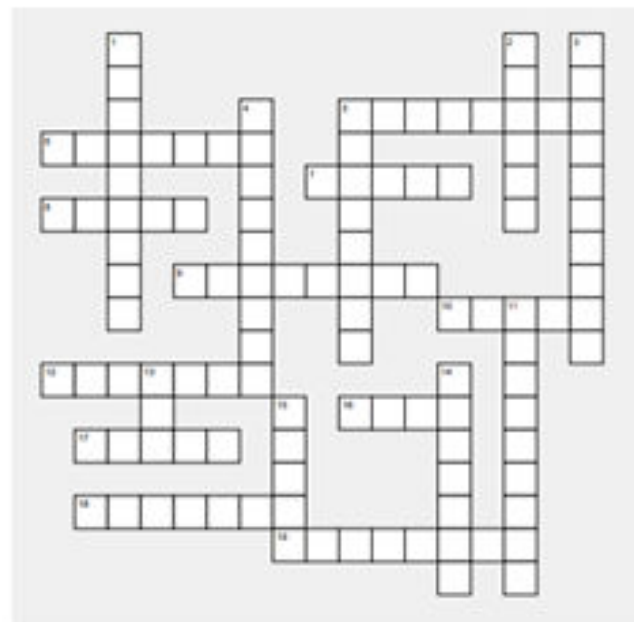
R L S R E L X S V O E Y C X O
 E E T U C Y O L A Z N V W R Q
 Z T R D N D T V L K P O I P Y
 O T A I A L F U E D U Q T R R
 R E E L M L S H N W L K A I I
 O R H M O D G R T D E U P L I
 S S T W R C A M I G R B A P A
 E Y E G D C O T N B Q P I C O
 S R E D O Z Y H E Y B H Q F M
 S G W K A U A F C R S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

- | | | |
|----------------|-----------|-------------|
| LOVE | CHOCOLATE | CANDY |
| POETRY | FLOWERS | RED |
| SECRET ADMIRER | ROSES | LETTERS |
| ROMANCE | HOLIDAY | SWEETHEARTS |
| VALENTINE CARD | COURTSHIP | RIBBON |
| KISSES | | |

Sudoku—Easy Level

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

Animals Crossword



ACROSS

- Nut collector
- Emu's cousin
- Bullwinkle, for one
- Centaur, in part
- Aquarium favorite
- Sea spouter
- Barnyard bird
- Fox's prey
- Furry swimmer
- Bird with flippers
- Aussie hopper

DOWN

- Monarch, e.g.
- Slowpoke
- Lizard's relative
- Quick change artist?
- Desert stinger
- Everglades denizen
- Alley ____
- Spotted stalker
- Odor emitter

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.....**

Valentines Word Search



- | | | |
|----------------|-----------|-------------|
| LOVE | CHOCOLATE | CANDY |
| POETRY | FLOWERS | RED |
| SECRET ADMIRER | ROSES | LETTERS |
| ROMANCE | HOLIDAY | SWEETHEARTS |
| VALENTINE CARD | COURTSHIP | RIBBON |
| KISSES | | |

Sudoku—Easy Level

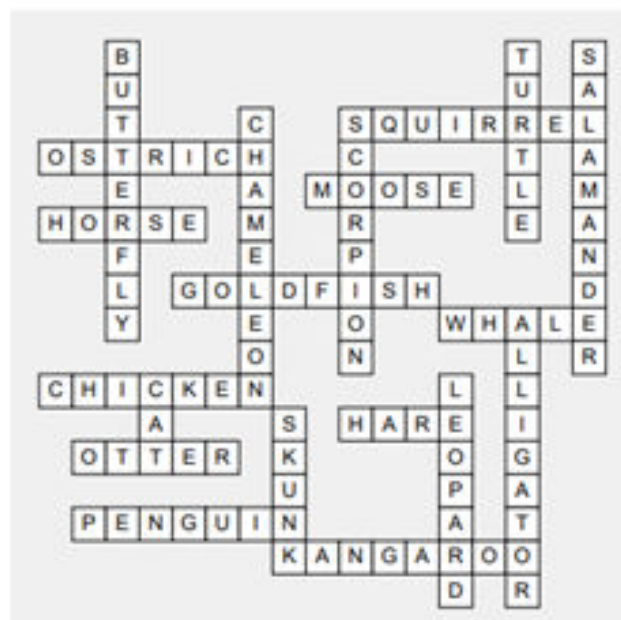
3	5	8	9	1	6	2	4	7
4	6	2	7	5	3	1	9	8
1	9	7	4	8	2	5	3	6
8	4	9	1	6	7	3	5	2
7	1	5	2	3	4	8	6	9
2	3	6	8	9	5	4	7	1
9	2	3	5	7	1	6	8	4
5	8	1	6	4	9	7	2	3
6	7	4	3	2	8	9	1	5

Monthly Riddle


With pointed fangs I sit and wait, with piercing force I serve out fate. Grabbing bloodless victims, proclaiming my might; physically joining with a single bite. What am I?

Answer: A Stapler

Animals Crossword



FEBRUARY 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 RENT IS DUE	2 Trash Collection Coffee/Donuts 9:30 am– BINGO 10:30am	3 Bible Study 6pm	4
5	6 RENT IS LATE Trash Collection	7	8	9 Trash Collection Coffee/Donuts 9:30 am– BINGO 10:30am	10 Bible Study 6pm	11 Valentine's Party 7pm
12	13 Trash Collection Bingo 6pm	14 Happy Valentines Day 	15 Bunco 7pm	16 Trash Coffee/Donuts 9:30 am– BINGO 10:30am Food Pantry— Fresh Veggies 10am	17 Bible Study 6pm	18 Sarge's BBQ Food Truck 11am-1pm
19	20 Trash Collection	21	22 Card Making Class 1pm-3pm Ladies Coffee/ Cake Social— 3pm-5pm	23 Trash Collection Coffee/Donuts 9:30 am– BINGO 10:30am	24 Bible Study 6pm	25 Movie Night 6:30pm- 9:30pm
26	27 Trash Collection	28				