

South Tampa's Finest

WINWARD LAKES

Gated 55+ Community

July 2023



**6220 S. Dale Mabry Hwy
Tampa, FL 33611
813-839-2812
Dana and Christian Serino
Community Management Team**

Email: WinwardLakes@SteinerCommunities.com

Visit us on the web at
www.Winwardlakes.com

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MANAGERS' MESSAGE



Happy July, Winward Lakes!

As I am writing this, we are at the beginning of a heatwave here in Tampa, and across the country. It's funny how you forget just how hot it can get - but when you wake up at 6am and its already hot, you know you are in for it! I want to remind everyone to keep themselves well-hydrated and try to stay indoors during the hottest times of the day. Also, remember, your pets are feeling this heat as well! Make sure they have plenty of fresh, cold water, and refrain from walking them during the heat of the day. The pavement gets very hot, and can burn their little feet.

With the heat, we are using our air-conditioners more often, which will affect our already high electric bills. Try to keep your house cool by closing your shades during the day to keep the sunlight out. Try using fans instead of turning the air conditioner up. Also, refrain from turning on your oven which will heat your home up very quickly!

We have also had a lot of rain, and mosquitos are out in forces! I am not usually too concerned with them myself, but I just heard on the news this morning that there have been 4 reported cases of malaria in Florida. Malaria is a mosquito-borne infectious disease that affects humans and other animals. Malaria causes symptoms that typically include fever, tiredness, vomiting, and headaches. In severe cases, it can cause jaundice, seizures, coma, or death. Symptoms usually begin ten to fifteen days after being bitten by an infected mosquito. If not properly treated, people may have recurrences of the disease months later. It is important to protect yourself and your pets; use a mosquito repellant on yourself and avoid going outside at dusk. Also, check around your property for standing water where mosquitos lay eggs.

Finally, we wanted to wish everyone a safe and enjoyable 4th of July holiday! Remember, our offices will be closed Monday July 3 and Tuesday July 4th. There will be NO TRASH COLLECTION on Monday July 3.

For local events and celebrations, please see pages 4-5, and remember, fireworks are strictly prohibited here at Winward Lakes.

Take a deep breath, and enjoy life!

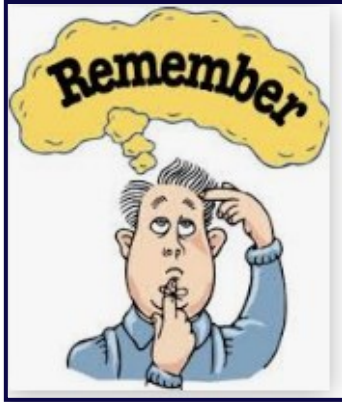
Dana and Christian Serino

COMMUNITY MATTERS

Fireworks Prohibited

Just a reminder that fireworks are **strictly prohibited** in Winward Lakes. This is for the safety of all, and we appreciate everyone's understanding and cooperation. For those wishing to view fireworks, please see article below with details on Independence Day celebrations throughout the Tampa Bay area.

Wishing everyone a safe and happy 4th of July!!



Clubhouse / Pool Use

Just a reminder that guests must be accompanied by residents if using the pool. Pets ARE NOT PERMITTED in the clubhouse or pool area.

Also, if there is food / beverages in the clubhouse for an upcoming event, DO NOT TOUCH! Only consume items you bring.

Edging Your Lawn

We have noticed that some residents have been neglecting to edge their lawns. Please note this is a requirement under the Guidelines for Living. If you have a landscaper service your lawn, please let them know that edging the lawn is required. If you take care of your lawn yourself, and are not sure how to go about edging it, please see article on page 4.

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) .



Tree Service Company

Now is the time to attend to trees on your property that may have died, have dead branches or need a trim. Remember, hurricane season is here, and unhealthy trees / branches will be the first to come down in strong winds. The last thing you want is a tree going through your window or even your roof!

We have recently found a new company that offers these services at a very reasonable cost. Please feel free to reach out to Gino Savorelli at Savorelli Tree Service—813-778-8495.

TAMPA BAY EVENTS



Boom by the Bay

The annual Boom by the Bay Hard Rock Takeover of Julian B. Lane Riverfront Park will return on Saturday, July 1, 2023.

This City of Tampa tradition kicked off in 2019 to celebrate Independence Day. This year's event will feature activities for the whole family to enjoy, including:

Pickle Ball Tournament

Apple Pie Bake-Off

Free Concert

Family Zone Activations (face painting, bounce houses, sack races, corn hole)

Food Trucks

Fireworks

Busch Gardens Summer Nights And Fireworks Spectacular

Residents can get a jump on the July 4 festivities at Busch Gardens' Summer Nights, 10165 N McKinley Drive, Tampa. Park hours are extended to 9 p.m. Sunday through Thursday and 10 p.m. Friday and Saturday.



Summer Nights include themed party zones throughout, culminating in a fireworks show set to music on the Festival Field every Friday and Saturday, plus July 2, 3 and 4 at 9 p.m.

To celebrate the summer season, annual pass members over the age of 21 can enjoy two complimentary 7-ounce beers and all others can get one 7-ounce beer.

Summer Nights are free with park admission.

TAMPA BAY EVENTS, continued

Patriotic Pups, Pinot & Pints



Patriotic Pups, Pinot & Pints will take place Monday, July 3 from 5 to 9 p.m. at Keel Farms, 5210 Thonotosassa Road in Plant City.

The family- and pet-friendly event will include adoptable pets, raffles, food and drinks. Reservations are recommended in advance.

Ten percent of the proceeds from the event will be donated to Raining Cats and Dogs Shelter and Sanctuary Inc.

5th Annual Star-Spangled Sparkman



Sparkman Wharf, 615 Channelside Drive, Tampa, is celebrating Independence Day with its fifth annual Star-Spangled Sparkman on Tuesday, July 4, starting at 4 p.m.

The celebration will include live entertainment, a game zone on the wharf, roaming entertainers, food and beverage specials from Sparkman Wharf's array of eateries and photo opportunities.

4th Of July At Armature Works



Armature Works and The Heights District, 1910 N Ola Ave., Tampa, will celebrate the Fourth of July Tuesday, July 4, from 3 to 10 p.m.

Festivities include a large-scale riverfront concert from 4:30 to 10 p.m., the Boom By the Bay fireworks display, the Friends of the Riverwalk boat parade, the annual hot dog-eating competition at 4 p.m., and a kids zone from noon to 9 p.m. with bounce houses and other activities. Kids zone armbands will be available to purchase for \$25 per child.

The event is free but VIP tickets include front-row stage access, premier viewing of the fireworks, a private bathroom, a signature cocktail and access to a private bar, and reserved seating.

Event parking is \$20 all day in any of the Armature Works lots and \$10 in the Heights Parking Garage above Sprouts.

Upkeep Of Your Property

How to Edge Your Grass

Use an Edging Tool:



Get familiar with your half-moon manual edging tool. Your half-moon edger has a large blade in the shape of a half moon with an overhanging lip in the middle of the circle. This lip hits against soil at a uniform level every time you drive the half-moon into the ground, producing an even depth with each edge.

- Simply drive the edging tool into the ground as you would a shovel, down until the lip hits soil, rocking the edger from side to side, and then pull the handle back gently to dig soil and define your edge. Once you've defined your edges, take a shovel and shovel up any loose soil or mulch into a wheelbarrow.
- When using a manual edging tool, drive the half-moon into the ground completely straight (vertically), not at an angle. Not only will this help define your edge more clearly, but it will also inhibit the growth of rhizomes from growing into the edges of your lawn.
- Maintain your edging tool. Clean off any dirt or debris after each use. File away the edges of the half moon periodically to keep them sharp. There's nothing better than a sharp tool, and nothing worse than a dull one.

Properly Edged Lawn



Lawn Not Edged



Overgrown Vines and Plants

Vines can bring privacy to porches, and be an attractive addition to your landscaping. However, vines need to be trimmed and controlled or they easily become overgrown and unsightly.

Please take a look at your vines / plants. If they are growing out of control, have your landscaper cut them back.

Examples of overgrowth:

- Vines growing onto your porch
- Vines covering your door
- Vines covering your windows
- Vines on your deck

Example of overgrown Vines over Window



Example of overgrown Vines over Door



HEALTH AND WELLNESS SEMINAR SERIES AT WINWARD LAKES

Join us and our Guest Speaker, Dr. Christine Van Cott, Chief Medical Officer, HCA Florida South Tampa Hospital, and Tampa Fire and Rescue for an interactive discussion on injuries and accidents, what you need to know when you call for an ambulance and what happens when you get to the emergency room.

This is a “not to be missed” seminar—bring your family and friends!!!



MEET EMERGENCY EXPERTS

WHEN: Wednesday July 19, 2023

WHERE: The Clubhouse

TIME: 10am

Light, healthy snacks and beverages
will be served.

JULY BIRTHDAYS



Bonna K	David W
Andrew F	Harry M
Eve L	Katherine R
Ramona W	Thelma D
Darci M	Maurice L
Jack P	Francisco V
Raymond S	Cathy D
Rhonda H	Karen O
Janet B	Arthur U
Donna N	Geralyn K
Jill P	Christian S
Audrey W	Sue T
Janet B	Raymond M

Cancer—June 21 to July 22—Cancer is a cardinal water sign. Represented by the crab, this crustacean seamlessly weaves between the sea and shore representing Cancer's ability to exist in both emotional and material realms. Cancers are highly intuitive and their psychic abilities manifest in tangible spaces: For instance, Cancers can effortlessly pick up the energies in a room.

Leo—July 23—August 22—Roll out the red carpet because Leo has arrived. Leo is represented by the lion and these spirited fire signs are the kings and queens of the celestial jungle. They're delighted to embrace their royal status: Vivacious, theatrical, and passionate, Leos love to bask in the spotlight and celebrate themselves.



MARKETPLACE

FOR SALE



SERVICES

Need a quick assist? I am here to help. I am licensed and bonded and offer the following:

- Notary / Trustee / Executor services;
- Overnight caretaker services
- Drives to airports (Tampa or Orlando)

ABSOLUTE DISCRETION. YOUR BUSINESS IS YOURS!

Please email Laurie & Jesse at codeofhonor139@aol.com

Home Pressure Washing Services:

House pressure wash:	\$50.00
Driveway pressure wash:	\$35.00

Please call Dwayne Robbins – 813-370-3139

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!!!

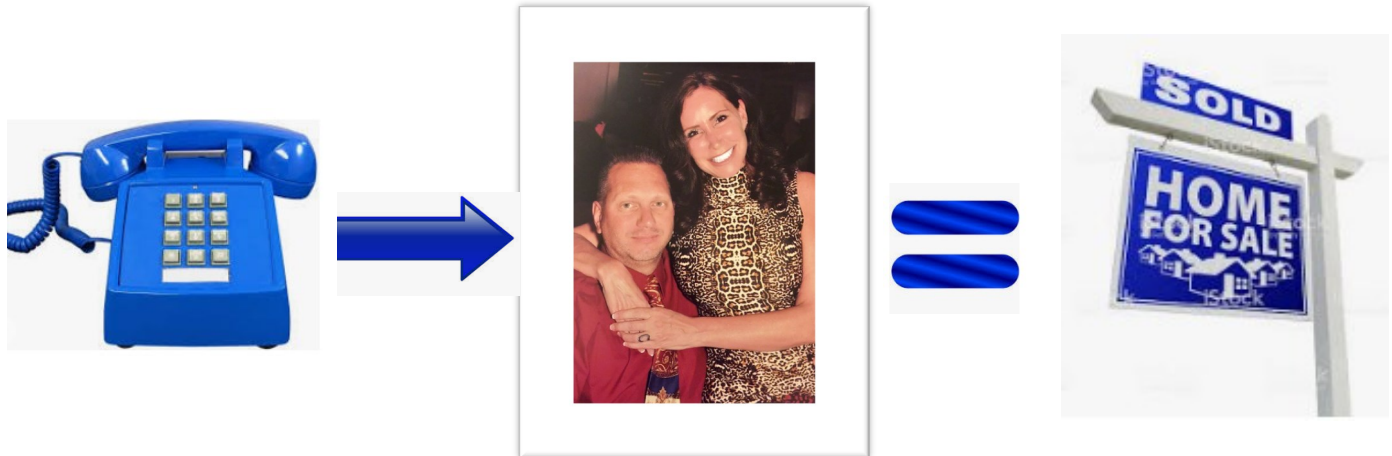
To qualify for the referral fee:

- 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.

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

BRAND NEW HOMES



Your Source for High Value, Low Cost Florida Homes.

Call Christian or Dana

(813) 839-2812



Only \$254,648.00

3732 Winward Lakes Drive
Tampa, FL 33611

Welcome to this stunning, brand new 2023 Jacobsen home. This 1680 sq. ft. home features two bedrooms, two bathrooms and a spacious den. Several thousands of dollars in post-build extras including vinyl plank waterproof flooring in main areas, carpet in the bedrooms and den, custom imported tile backsplashes in kitchen in bathrooms, beautiful shower surround in primary bathroom and a SOLAR PACKAGE on the roof WITH TWO TESLA POWERWALL BATTERIES in the shed!! Wow!! This home sits on the southern perimeter of the property so the backyard is a private sanctuary. THIS HOME WILL SELL QUICKLY!!

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.

Call Christian or Dana

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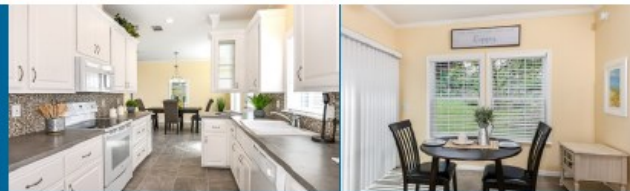


Only \$239,900.00

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. 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?!!!!

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OUR CURRENT LISTINGS CONTINUED



Your Source for High Value, Low Cost Florida Homes.

Call Christian or Dana

(813) 839-2812



Only \$239,675.00

3703 Yardarm Drive
Tampa, FL 33611

Welcome to this brand new, beautiful Jacobsen home which boasts two bedrooms, two full bathrooms plus a den in an open concept floor plan with a beautiful kitchen and dining area. This home is also boasts a beautiful 28 x 8 porch!

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Your Source for High Value, Low Cost Florida Homes.

Call Christian or Dana

(813) 839-2812



Only \$215,900.00

3729 Winward Lakes Drive
Tampa, FL 33611

Welcome to this brand new, beautiful Jacobsen home which boasts three bedrooms and two full bathrooms in an open concept floor plan with a beautiful kitchen and dining area.

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OUR CURRENT LISTINGS CONTINUED



Your Source for High Value, Low Cost Florida Homes.

Call Christian or Dana

(813) 839-2812

Only \$215,900.00

3722 Spinnaker Drive
Tampa, FL 33611

Welcome to this brand new, beautiful Jacobsen home which boasts three bedrooms and two full bathrooms in an open concept floor plan with a beautiful kitchen and dining area.

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.

Call Christian or Dana

(813) 839-2812

Only \$264,900.00

3737 Yardarm Drive
Tampa, FL 33611

Welcome to this brand new, beautiful 2023 Jacobsen home which boasts 3 bedrooms, two full bathrooms, an open concept floor plan with a beautiful kitchen and dining area. This home is perfectly located on a premium, corner lot directly across the street from the Clubhouse and pool!

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....

- toilets use 35% of indoor water use
- the fortune cookie was invented in San Francisco
- Koalas sleep around 18 hours a day
- the first Burger King was opened in Miami, Florida in 1954
- all insects have 6 legs
- the croissant was invented in Austria
- In eastern Africa you can buy beer brewed from bananas



Monthly Riddle

A murderer is condemned to death. He has to choose between three rooms: the first is full of raging fires; the second, assassins with loaded guns, and the third, with lions who haven't eaten in years. Which room is the safest?

Dog Breeds Word Search

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

BEAGLE	BICHON	BULLDOG
COLLIE	CORGI	DACHSHUND
DALMATIAN	HOKKAIDO	LABRADOR
MALTESE	POODLE	SCHNAUZER
SHEEPDOG	SPANIEL	TERRIER

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	

Fruit Crossword



ACROSS

- 4) Fuzzy fruit
- 8) Kind of split
- 7) Bronx cheer
- 8) Clunker
- 11) Nectar source
- 12) National fruit of India
- 15) Kind of sauce
- 17) Picnic fare
- 18) Sundae crown

DOWN

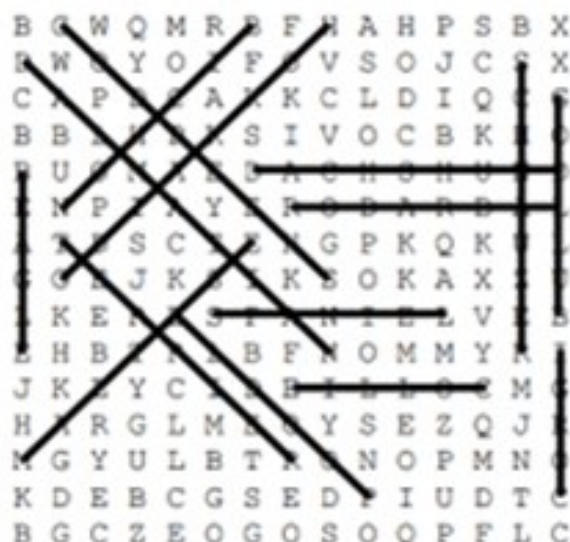
- 1) Breakfast melon
- 2) Vineyard fruit
- 3) Green-fleshed melon
- 6) Noggin
- 9) Shortcake item
- 10) Good in muffins
- 13) Halloween hue
- 14) New Zealand native
- 16) Cut back

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.....**

Dog Breeds Word Search



BEAGLE	BICHON	BULLDOG
COLLIE	CORGI	DACHSHUND
DALMATIAN	HOKKAIDO	LABRADOR
MALTESE	POODLE	SCHNAUZER
SHEEPDOG	SPANIEL	TERRIER

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

A murderer is condemned to death. He has to choose between three rooms: the first is full of raging fires; the second, assassins with loaded guns, and the third, with lions who haven't eaten in years. Which room is the safest?

Answer: The one with the Lions—they haven't eaten in years so they will all be dead

Fruit Crossword



JULY 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1 RENT IS DUE
2	3 NO TRASH OFFICE CLOSED	4  OFFICE CLOSED	5	6 RENT IS LATE Trash Collection Coffee/Donuts 9:30 am– BINGO 10:30am	7	8
9	10 Trash Collec- tion	11	12	13 Trash Collection Coffee/Donuts 9:30 am– BINGO 10:30am	14	15
16	17 Trash Collec- tion	18	19 Meet Emergency Experts—10am Clubhouse	20 Trash Collection Coffee/Donuts 9:30 am– BINGO 10:30am	21	22
23	24 Trash Collec- tion	25	26	27 Trash Collection Coffee/Donuts 9:30 am– BINGO 10:30am	28	29 Christian's Birthday
30	31 Trash Collec- tion					