

South Tampa's Finest

WINWARD



LAKES

Gated 55+ Community

April 2024



IN-

SIDE THIS ISSUE

**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 April, Winward Lakes!

Spring is officially here, and the temperatures are starting to rise once again. Now is a great time to get outside and tend to any home and garden issues before the weather becomes unbearably hot. We have noticed some of your homes have mildew / dirt starting to appear, and some planters have a lot of weeds growing instead of plants. Lets get this taken care of before it becomes worse. If you need someone to pressure wash for you, take a look at the Marketplace section.

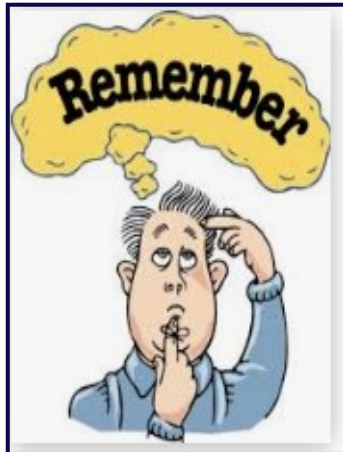
I hope you have all noticed that the back gate is blocked due to the storm water management work on Himes Avenue. This is expected to be completed by June, so thank you for your patience during this time. Some good news, though, during this construction process we will be replacing the back wooden fence!! It was a long time coming, but we have been in talks with the City regarding the storm water management construction for the past couple of years, and we could not do anything with the fence until we knew what their plans would be. Again, thank you for your patience with this.

I am sure you are all happy to see the progress on the new homes. They are coming along nicely and the community looks amazing with the stunning new homes. That being said, there is A LOT involved behind the scenes to finish each home for its new owner. Christian has spent countless hours, (including every weekend for months), working on the homes himself and coordinating the trades to complete what they need to do to ensure the homes get finished. If we aren't sitting in the office during regular hours, we are working in the community. You can still reach us by calling the office phone number, or email / text us. If it is after hours and NOT an emergency, we would be grateful if you could wait until the next business day to call or text. Emails are fine at any time, and we will respond as soon as we are able.

Take a deep breath and enjoy life!!

Dana and Christian Serino

COMMUNITY MATTERS



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) .



April Social Club Events

April 4—Bingo 10:30am

List of Important Numbers and Emails

Office:	813-839-2812 winwardlakes@steinercommunities.com
Spectrum:	1-833-697-7328
Zego:	1-866-729-5327
After Hours Water Emergency:	813-404-3614
Rent Manager Login:	https://steiner.twa.rentmanager.com

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	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
Power Washing / Cleaning	Elite Cleaning Services	813-520-3561
Mobile Home Insurers:	Hometown (Dusty Cowart)	386-736-1000

HEALTH AND WELLNESS SEMINAR SERIES AT WINWARD LAKES

Mark your calendars for this Seminar. “Stress Less and Build Resilience”. Hope to see you all there.



Stress Less and Build Resilience

Wednesday, April 17, 2024

10 a.m.
Winward Lakes Clubhouse

April is National Stress Awareness Month, a great time to bring attention to the negative impact of stress. Managing stress is an essential component of a healthy lifestyle. Knowing how to manage stress can improve mental and physical well-being as well as minimize exacerbation of health-related issues.

It's critical to recognize what stress and anxiety look like, take steps to build resilience, and know when and where to go for help.

 **HCA Florida**
South Tampa Hospital

NEU_MULT_938700_03_2024

PLEASE HELP US BY DONATING YOUR CLOTHES & HOUSEHOLD ITEMS.

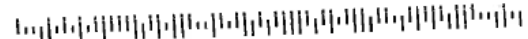
NONPROFIT ORG
U.S. POSTAGE
PAID
United Systems
2411



Making a difference, one veteran at a time.



SAVE A TREE. Give us your email and schedule your pickups through our website www.amvetsdonationpickup.com



Postmaster: In Home Date By 1/26/2024
***ECRWSS**C 068*T1*WS397 **Seq 39 **TC0681
RESIDENT
3749 WINWARD LAKES DR
TAMPA FL 33611-4819

SCHEDULE A FREE PICKUP AT YOUR HOME BY CALLING 866-294-4488
or go to: www.amvetsdonationpickup.com *You Do Not Need to Be Home.*

Our Truck is in Your Area Every Week

You can support our **HEROES**, by Scheduling a Stop at Your Home.



PC-AMEW001

HELP Veterans and their Families with Your Donations!



We pick up ONLY at homes that have Scheduled a Truck to STOP

Please Call **866-294-4488** to SCHEDULE a STOP at Your Home, or you can go to www.amvetsdonationpickup.com

- Place items at your front door or garage door, by **7:30AM**, in plastic bags, or boxes marked AMVETS or tagged with this card.
- **RAIN or SHINE** our Driver will be there, and will leave a Tax Deductible Receipt.

WE NEED THESE ITEMS:

- **CLOTHING** for Men, Women & Children – All sizes
- **Clothing accessories, Shoes (All kinds) and Jewelry**
- **Toys, Games & Bikes**
- **All Bedding Items – NO Mattresses**
- **Small Appliances**
- **Household Items and Knick Knacks**
- **Tools, Pots, Pans & Dishware**
- **All types of Linens for the Kitchen, Bedroom & Bathroom**
- **Furniture, Please Call to Schedule**

AMVETS National Service Foundation is a 501(c)(3) nonprofit that operates nationally. The main Goal is to serve American Veterans who served our country. The **MISSION of AMVETS National Service Foundation** is to enhance and safeguard the entitlements for all American Veterans who have served honorably and to improve the quality of life for them, their families, and the communities where they live through leadership, advocacy and services. To learn more about AMVETS National Service foundation, please visit <http://amvets.org>

A copy of the Official Registration and Financial Information may be obtained from the Division of Consumer Services, by calling 800-HELP-FLA (435-7352) within the state, or visiting <http://www.freshfromflorida.com/Divisions-Offices/Consumer-Services>. Registration does not imply endorsement, approval, or recommendation by the State, STATE REGISTRATION CH2155

Your gift is very appreciated and fully deductible as a charitable contribution. A copy of our latest financial report may be obtained, by writing to AMVETS National Service Foundation, 4647 Forbes Blvd., Lanham, MD 20706, or call: 877-726-8387

Old-Fashioned Carrot Cake with Cream Cheese Frosting



Ingredients

4 large eggs, room temperature
2 cups sugar
1 cup canola oil
2 cups all-purpose flour
2 to 3 teaspoons ground cinnamon
3/4 teaspoon baking soda
1/2 teaspoon baking powder

FROSTING:

1/2 cup butter, softened
3 ounces cream cheese, softened
1 teaspoon vanilla extract
3-3/4 cups confectioners' sugar
2 to 3 tablespoons 2% milk
1 cup chopped walnuts, optional
Optional: Orange and green food coloring

Directions

1. In a large bowl, combine the eggs, sugar and oil. Combine the flour, cinnamon, baking soda, baking powder, salt and nutmeg; beat into egg mixture. Stir in carrots.
2. Pour into 2 greased and floured 9-in. round baking pans. Bake at 350° for 35-40 minutes or until a toothpick inserted in center comes out clean. Cool for 10 minutes before removing from pans to wire racks to cool completely.
3. For frosting, in another large bowl, cream butter and cream cheese until light and fluffy, 3-4 minutes. Beat in vanilla. Gradually beat in confectioners' sugar. Add enough milk to achieve desired spreading consistency. Reserve 1/2 cup frosting for decorating if desired. If desired, stir walnuts into remaining frosting.
4. Spread frosting between layers and over top and sides of cake. If decorating the cake, tint 1/4 cup reserved frosting orange and 1/4 cup green. Cut a small hole in the corner of pastry or plastic bag; insert #7 round pastry tip. Fill the bag with orange frosting. Pipe 16 carrots on top of cake, so each piece will have a carrot. Using #67 leaf pastry tip and the green frosting, pipe a leaf at the top of each carrot.
5. Store cake in the refrigerator.

Rack of Lamb with Figs



Ingredients

- 2 racks of lamb (2 pounds each)
- 1 teaspoon salt, divided
- 1 cup water
- 1 small onion, finely chopped
- 1 tablespoon canola oil
- 1 garlic clove, minced
- 2 tablespoons cornstarch
- 1 cup port wine, or 1/2 cup grape juice plus 1/2 cup reduced-sodium beef broth
- 10 dried figs, halved
- 1/4 teaspoon pepper
- 1/2 cup coarsely chopped walnuts, toasted
- Chopped fresh parsley, optional

Directions

1. Rub lamb with 1/2 teaspoon salt. Place meat side up on a rack in a greased roasting pan. Bake, uncovered, at 375° for 45-60 minutes or until meat reaches desired doneness (for medium-rare, a thermometer should read 135°; medium, 140°; medium-well, 145°).
2. Remove to a serving platter; cover loosely with foil. Add 1 cup water to roasting pan; stir to loosen browned bits from pan. Using a fine sieve, strain mixture; set drippings aside.
3. In a small saucepan, sauté onion in oil until tender. Add garlic; cook 1 minute longer. Stir in cornstarch until blended; gradually add the wine, drippings, figs, pepper and remaining salt. Bring to a boil. Reduce heat to medium-low; cook, uncovered, until figs are tender and sauce is thickened, about 10 minutes, stirring occasionally.
4. Sprinkle walnuts over lamb; serve with fig sauce. If desired, top with chopped parsley.

Sugar-Glazed Ham

Ingredients

1 fully cooked bone-in ham (5 to 7 pounds)

1 cup packed brown sugar

2 teaspoons prepared mustard

1 to 2 tablespoons cider vinegar



Directions

1. Preheat oven to 325°. Place ham on a rack in a shallow roasting pan. Using a sharp knife, score surface of ham with 1/4-in.-deep cuts in a diamond pattern. Cover and bake until a thermometer reads 130°, 1-1/2 to 2 hours.

2. Meanwhile, in a small bowl, combine the brown sugar, mustard and enough vinegar to make a thick paste. Remove ham from oven. Spread sugar mixture over ham. Bake, uncovered, until a thermometer reads 140°, 15-30 minutes longer.

Old-Fashioned Split Pea Soup with Ham Bone

Ingredients

1 package (16 ounces) dried green split peas

1 meaty ham bone

1 large onion, chopped

1 teaspoon salt

1/2 teaspoon pepper

1/2 teaspoon dried thyme

1 bay leaf

1 cup chopped carrot

1 cup chopped celery



Directions

1. Sort peas and rinse with cold water. Place peas in a Dutch oven; add water to cover by 2 in. Bring to a boil; boil for 2 minutes. Remove from the heat; cover and let stand for 1-4 hours or until peas are softened. Drain and rinse peas, discarding liquid.

2. Return peas to Dutch oven. Add 2-1/2 qts. water, ham bone, onion, salt, pepper, thyme and bay leaf. Bring to a boil. Reduce heat; cover and simmer for 1-1/2 hours, stirring occasionally.

3. Remove the ham bone; when cool enough to handle, remove meat from bone. Discard bone; dice meat and return to soup. Add carrot and celery. Simmer, uncovered, for 45-60 minutes or until soup reaches desired thickness and vegetables are tender. Discard bay leaf.

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 1:30pm. We are lucky to have an amazing trainer join us weekly to help you reach your fitness goals!!



BUY & SELL

MARKETPLACE

FOR SALE: Two brand new, never used toilets from model home. \$75 each O.B.O. If interested, call Mark— 407-766-8150.



Elite Surface Cleaning

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




DUSTY COWART · AGENCY OWNER

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

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

APRIL BIRTHDAYS



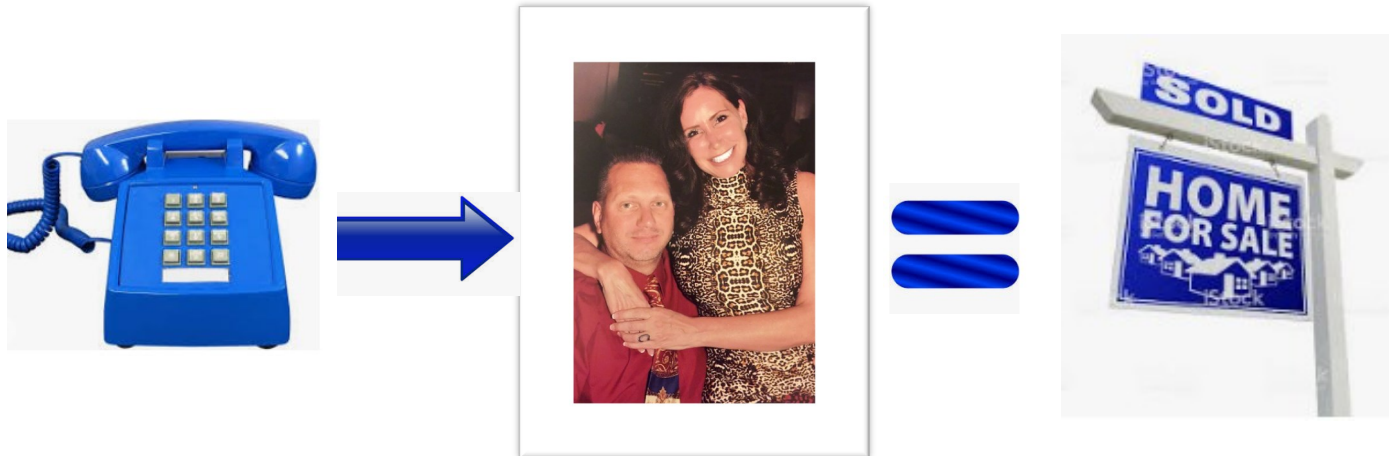
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|-----------|-----------|-----------|
| Susan E | Ken K | Kevin O |
| Janet S | Rosezan J | Wesley C |
| Nancy C | Helga G | Judy S |
| George T | Laura L | Richy P |
| Mayra M | Kevin P | Sun Hui T |
| Stephen B | Kim H | Keith G |

ARIES & TAURUS

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!

Taurus—April 20—May 20 -What sign is more likely to take a six-hour bath, followed by a luxurious Swedish massage and decadent dessert spread? Why Taurus, of course! Taurus is an earth sign represented by the bull. Like their celestial spirit animal, Taureans enjoy relaxing in serene, bucolic environments surrounded by soft sounds, soothing aromas, and succulent flavors

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.

Call Christian or Dana

(813) 839-2812



Only \$215,475.00

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 \$228,900.00

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



Your Source for High Value, Low Cost Florida Homes.

Call Christian or Dana

(813) 839-2812



Only \$215,375.00

3729 Winward Lakes Drive
Tampa, FL 33611

Welcome to this brand new, beautiful 3 bedroom Jacobsen home. The primary and ensuite are large, the 2nd and 3rd bedrooms are perfect for a guest room and a dedicated home office. The open concept Kitchen / Dining / Living spaces complement the home nicely. The entrance under carport goes into a dedicated laundry room. The entrance on the other side of the home opens into the Living area.

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Your Source for High Value, Low Cost Florida Homes.

Call Christian or Dana

(813) 839-2812

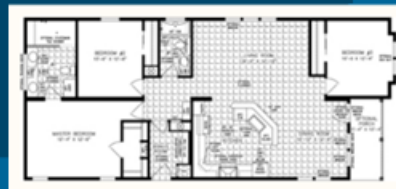


Only \$259,900.00

3737 Yardarm Drive
Tampa, FL 33611

Welcome to this Gorgeous three bedroom two bathroom nicely appointed neutral color scheme countertops backsplashes and waterproof vinyl plank flooring (carpet in the bedrooms). Primary bathroom boasts The Statesman shower and has a large double sink vanity. Main entry is under a covered porch, that wraps the western side of the home to the secondary entry, which is next to the carport with room for two vehicles.

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OUR CURRENT LISTINGS



Your Source for High Value, Low Cost Florida Homes.

Call Christian or Dana

(813) 839-2812

Only \$189,900

6210 Starboard Lane
Tampa, FL 33611



Welcome to this beautiful 2023 lakefront home. This home is 1,008 sq.ft. and boasts two bedrooms and two full bathrooms. The open concept design includes kitchen appliances. Imagine enjoying your morning coffee with that fabulous lakeview from your very own deck!

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The Imperial



24' X 48'
13'4" X 42'7 1/2" incl. OPT. PORCH
LARGE ROOMS, FLEX. LAYOUT & OPT. PORCH
Model IMP-2421A-05994
2019

488 Parkway Court • Safety Harbor, Florida 34689 • Telephone (813) 839-2812
www.jshomes.com/Floor-Plans

Call 813-839-2812
Model IMP-2421A-05994

OUR CURRENT LISTINGS CONTINUED

RESALES



Your Source for High Value, Low Cost Florida Homes.

Call Christian or Dana

(813) 839-2812



Only \$79,725.00
3738 Spinnaker Drive
Tampa, FL 33611

Welcome to this 1982 home located on a great corner lot. This home includes two bedrooms with some recent updates including a bathroom renovation. This home is priced to sell and won't last long!

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

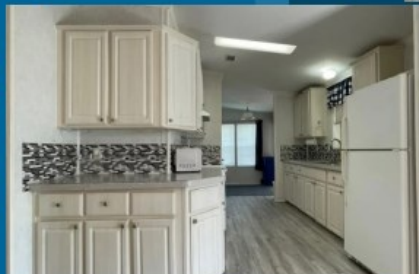
(813) 839-2812



Only \$174,900.00
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

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,

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WINWARD LAKES FUN AND GAMES

Did you know....

- your skin is the largest organ making up the human body
- cows don't have upper front teeth
- everyday is a holiday somewhere in the world
- the coins thrown into the Trevi fountain in Italy are collected for charity
- french fries are originally from Belgium
- there are 31,557,600 seconds in a year



Monthly Riddle

The answer I give is yes, but what I mean is no. What was the question?

Easter Word Search

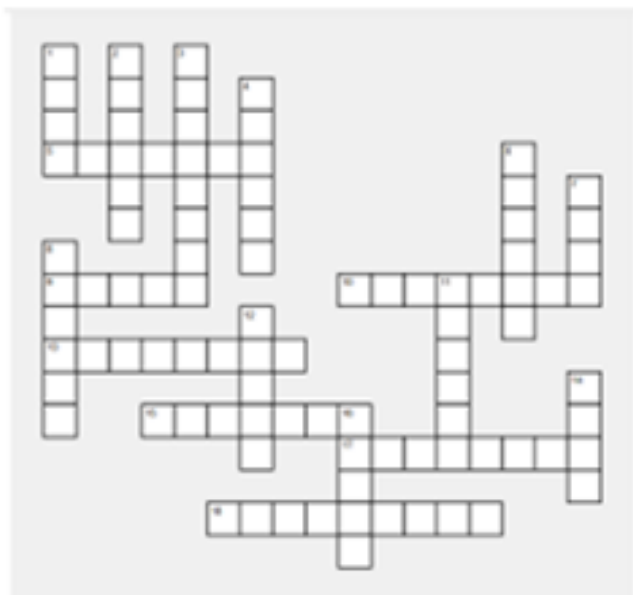
J G G L Y H O S Q S X O K C U
 O E L N C N U L U T S Y G H J
 E E L R I N N S Y E L E U O H
 B P U L D T E U C K I T Q C R
 L H A A Y J N O B S A D B O U
 C A Y R P B L I S A Q J C L W
 L H M P A O E Y A B Y G T A M
 O X O B R D D A S P B H O T X
 J W N F B K E K N H C T Y E A
 M M U F A M I L Y S S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

- | | | |
|----------|------------|-----------|
| APRIL | BASKET | BUNNY |
| CANDY | CHURCH | CHOCOLATE |
| COLORFUL | DECORATE | EGGS |
| FAMILY | JELLYBEANS | JESUS |
| LAMB | LILY | PAINTING |
| PARADE | SPRING | SUNDAY |

Sudoku—Easy Level

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

Spring Crossword



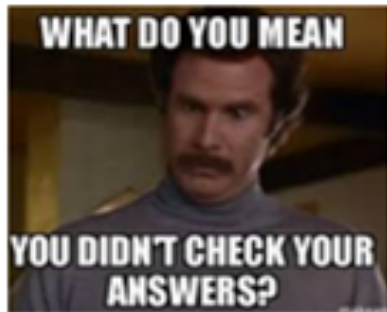
ACROSS

- They're usually found in beds
- Time for showers
- Gloom's opposite
- Yellow spring flower
- Day for diamonds and dreams
- Shower apparel?
- Monarch, e.g.

DOWN

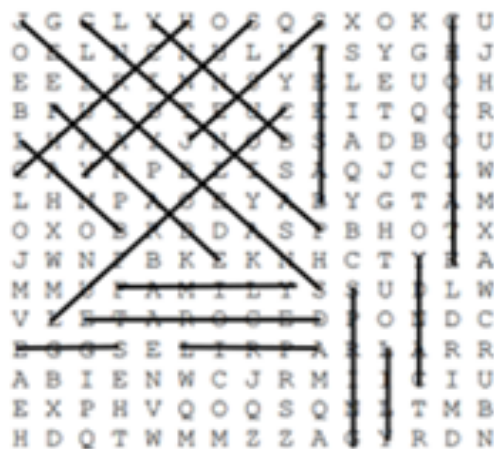
- Sport with tees
- Fledgling plant
- America's pastime
- ___ egg
- Eating outing
- When spring ends
- Vegetable plot
- One of four in a year
- Breezy
- Flying toy with a tail
- Verdant

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.....**

Easter Word Search



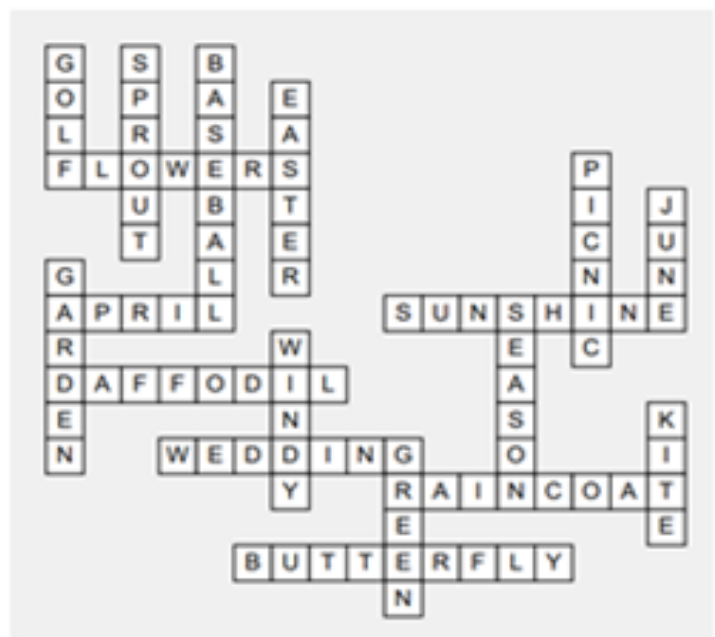
- | | | |
|----------|------------|-----------|
| APRIL | BASKET | BUNNY |
| CANDY | CHURCH | CHOCOLATE |
| COLORFUL | DECORATE | EGGS |
| FAMILY | JELLYBEANS | JESUS |
| LAMB | LILY | PAINTING |
| PARADE | SPRING | SUNDAY |

Monthly Riddle

The answer I give is yes, but what I mean is no. What was the question?

Answer: "Do you mind?"

Spring Crossword



Sudoku—Easy Level

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

APRIL 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
EASTER SUNDAY 	1 RENT IS DUE	2 Maintenance Kevin's Birthday 	3	4 Trash Collection Coffee/Donuts 9:30 am Bingo—10:30am Fitness With Andre 1:30 Fitness Center	5 Bible Study 6pm – Clubhouse	6 RENT IS LATE LATE CHARGES BEGIN
7	8 Trash Collection	9	10	11 Trash Collection Coffee/Donuts 9:30 am Bingo—10:30am Fitness With Andre 1:30 Fitness Center	12 Bible Study 6pm – Clubhouse	13
14	15 Trash Collection Monday Night Bingo – 7pm (cards avail 6-6:45)	16	17 Health Seminar 10am	18 Trash Collection Coffee/Donuts 9:30 am Bingo—10:30am Fitness With Andre 1:30 Fitness Center	19 Bible Study 6pm – Clubhouse	20
21	22 Trash Collection Monday Night Bingo – 7pm (cards avail 6-6:45)	23	24	25 Trash Collection Coffee/Donuts 9:30 am Bingo—10:30am Fitness With Andre 1:30 Fitness Center	26 Luncheon @ Pach's 11am Happy Hour—5pm Bible Study 6pm – Clubhouse	27
28	29 Trash Collection Monday Night Bingo – 7pm (cards avail 6-6:45)	30				