

South Tampa's Finest

WINWARD LAKES

Gated 55+ Community

MAY 2025



INSIDE 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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Happy May, Winward Lakes!

Well for those of us who were complaining in January of the “cold” Tampa weather, end of April, beginning of May has been hotter than usual with temperatures making it feel more like July. With the warmer temperatures, it’s a good time for some helpful reminders. The first, (and obviously close to our hearts), is pet safety. Pets feel the heat, especially as they have fur coats.

Please refrain from walking them during the hottest time of the day. Not only can this cause them to over-heat, but the roads can be very hot and burn their little paws. Also make sure they have access to plenty of clean water. They will drink far more this time of year. If you are walking later at night when the air is a little cooler, please be sure to wear light colored clothing (or even clothing with reflective tape). Carrying a flash light is also a good idea, and please watch out for vehicles. Although Winward Lakes only has resident / guest traffic, you should always keep watch and refrain from wearing headphones so you can hear cars approaching.

Speaking of the very warm temperatures, this is probably a great time to have your air conditioners serviced—before the companies become too busy in the height of summer. A little maintenance now, can save you hundreds of dollars in repairs later. This is also a great time to attend to spring clean up. Make sure your house is clean, and power wash / paint as necessary. Check around your property for trees that might pose a problem during hurricane season. Have dead trees, or dead limbs removed. Again, a little prevention now, can save you a lot of money later. I also wanted to remind everyone that wildlife mating season is in full force. I am not only referring to feral cats, but also critters such as raccoons, possums, etc. Now is the time to ensure your house is sealed up well with no places for these animals to get in!! They can be very destructive to the under side of your home—chewing through water lines, etc. Also, I cannot stress this enough—PLEASE DO NOT LEAVE FOOD OUTSIDE FOR STRAY ANIMALS!! This attracts all kinds of critters—not just cats! Removal and trapping is very expensive and something you want to avoid.

Just a reminder to all that if you have a water emergency, you must call Maintenance Kevin on his cell phone. His number is 813-404-3614. For any other emergency, call the police—either 911 or the non-emergency line at 813-231-6130.

Finally, wishing all of our Mothers, Grandmothers, Great-Grandmothers and Fur-baby Mothers, a VERY HAPPY MOTHER’S DAY on May 11th!! Please also note that the office will be closed and there will be no trash collection on Memorial Day—Monday May 26.

Take a deep breath, and enjoy life!

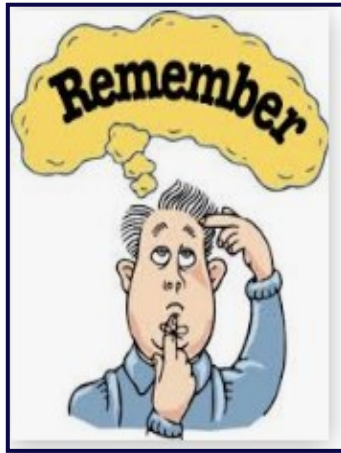
Dana and Christian Serino

COMMUNITY MATTERS

Selling Your Home

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

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



Community Improvements

As you are aware, Christian and I are hands-on with many of the improvements in this community. This means, however, that we will not always be sitting in the office, but can be found working in and around the community. Rest assured, we can ALWAYS be contacted. If our office assistant is not in the office, you can always reach us by phone / text / or email (the number is posted on the door). Or drive around—look for our golf cart and you will find us (hammer or paint brush in hand, mind you) .



May Social Club Events

May 5th — Monday Night Bingo— 7pm (cards available at 6:30pm)

May 6th —Social Club meeting 2pm

May 9th —Luncheon—District South 11am (sign up by May 6, limited seating)

May 14th —Pot Luck Dinner 6pm

May 19th —Billiards 6pm

May 30th—Wine Down —5pm

List of Important Numbers and Emails

Office: 813-839-2812

winwardlakes@steinercommunities.com

After Hours Water

Emergency: 813-404-3614

Spectrum: 1-833-697-7328

Rent Manager

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

Zego: 1-866-729-5327

How would you like to make



Turn to Page 5 for details!!

LIST OF CONTRACTORS

Roofing Replacement:	Elite Roofing	813-630-0800
Plumbers:	Everyday Plumber	813-872-0200
	The Drain Team	800-863-1079
Electricians:	TBD	
Painting:	Maia (Winward Lake Resident)	813-701-4066
Termite Treatment:	Haskell Termites	813-239-1790
Pest Control:	McCleod Pest Control	813-454-7321
Tree Removal:	Gino Savorelli	813-778-8495
Gutter Cleaning:	Clean Pro Gutter Cleaning	877-736-0586
Carpet Cleaning:	Dynamic Carpet Cleaning	813-875-3270
Mobile Home Insurers:	Hometown (Dusty Cowart)	386-736-1000
HVAC	Southern Comfort (Tanner)	813-525-4842

***Please note—these contractors are only suggestions based on contractors we have used in the past. We do not endorse or guarantee their work. We are just including phone numbers as residents have asked. We ALWAYS suggest you get several estimates from different companies before committing.*





ATTENTION Steiner Community Residents'

**OFFER
ENDS
JUNE 1ST**

EARN A COOL \$10,000 CASH!* **Limited-Time Referral Bonus!**

(*Applies to existing residents only.)

Do you know someone looking for a new home?

Refer them to Winward Lakes or Windward Knoll and **EARN \$10,000 CASH** when they close on one of our select 3 bed 2 bath model homes!

Here's How You Earn:

- ✓ Pre-register your friends, family, co-workers, or fellow parishioners
- ✓ Referral must be new – no previous Winward Lakes or Windward Knoll buyers
- ✓ Your referral must qualify as a resident and buyer
- ✓ Get \$10,000 Cash within 14 days of closing
- ✓ Must use official registration form

Call Now For Details

Winward Lakes: : (813) 839-2812

Windward Knoll: (813) 986-2525

Don't Miss This Exclusive Offer.

Make a referral. Make \$10,000. It's that EASY!

FITNESS WITH ANDRE

For those of you who are fitness enthusiasts, or at least trying to start the new year off on the right foot, make sure to join us every Thursday in the fitness center at 1:00pm. We are lucky to have an amazing trainer join us weekly to help you reach your fitness goals!!





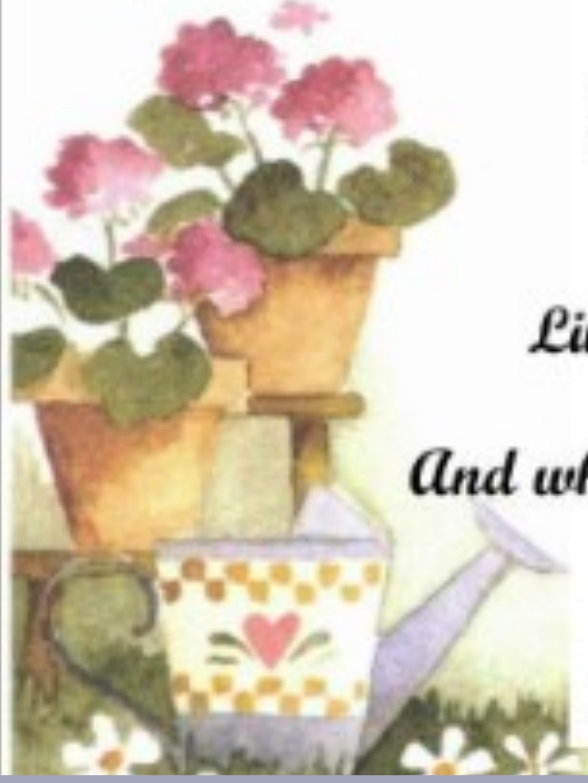
A Mother's Love

*No gift on earth is greater,
No treasure held above,
The joy that comes from knowing,
A mother's endless love.*

*In spite of how it's tested,
It grows from year to year,
Providing strength and comfort...
It gently draws us near.*

*It warms and it protects us,
And guides us from afar.
Shedding light upon us,
Like a bright and shining star.*

*And when all things are measured,
Not one shall rise above,
Or be compared in value,
To a Mother's endless love!*





MARKETPLACE

For Sale

Nothing to see here

NEED INSURANCE? CALL YOUR HOMETOWN SPECIALIST—DUSTY!!



MAY BIRTHDAYS

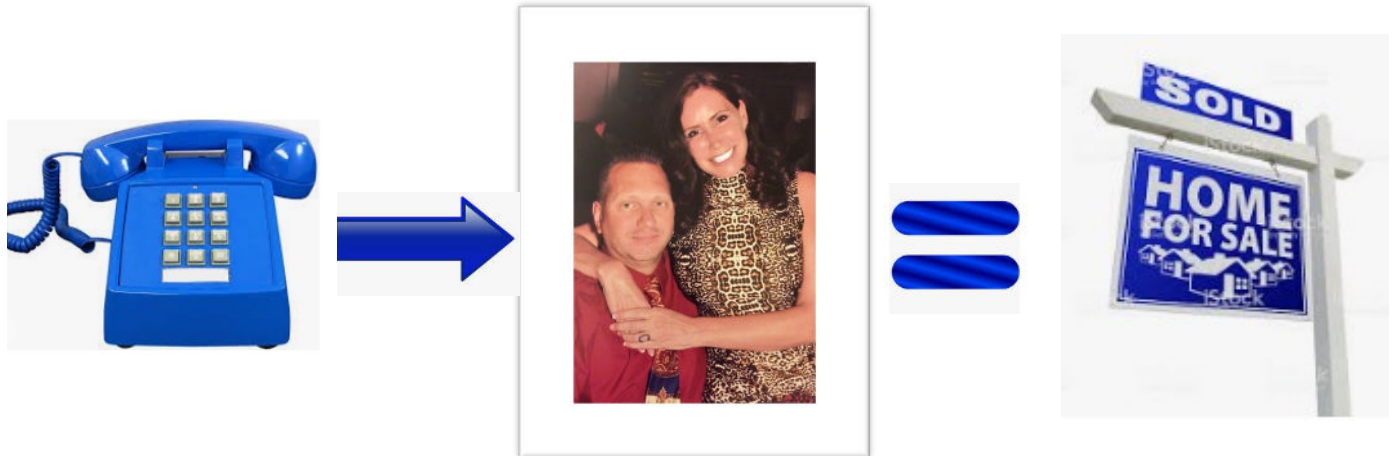
Barbara F	Judy C	Julia D
Noreen M	Luz R	Stephen K
Sam U	Steven G	Lawrence S
Linda D	Laurie G	Robert W
Carolyn M	Philip S	Michael B
Harold B	Daniel C	Debra C
Patrica F	Mary Kay L	

TAURUS & GEMINI

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.

Gemini—May 21 - June 20—Have you ever been so busy that you wished you could clone yourself just to get everything done? That's the Gemini experience in a nutshell. Spontaneous, playful, and adorably erratic, Gemini is driven by its insatiable curiosity. Appropriately symbolized by the celestial twins, this air sign was interested in so many pursuits that it had to double itself.

CALL US FIRST!!!!



Just a reminder that Christian and I not only manage Winward Lakes, but we SELL homes here also!! We are as passionate about sales as we are about managing! If you are planning to sell your home, or are in the market to upgrade and would like to buy a new home here in Winward Lakes, we are the FIRST AND ONLY call you need to make!!

FIVE REASONS TO LIST YOUR HOME WITH US

1. **We know Winward Lakes...**As your Community Manager, we are Park Place Housing Sales Consultants—and are very familiar with Winward Lakes. We live here too, and we can talk about it as a resident, a manager and a salesperson!
2. **We know the market....** Park Place Housing sells homes throughout the West Coast of Florida. We know what homes are selling for and what buyers are willing to pay.
3. **We know home sales...** we are in the business of selling homes—it's an art and a science and we're good at both! We know how to capture a serious buyer's interest and how to turn a "looker" into a buyer.
4. **We know people...**we know how to talk with "lookers" and serious buyers—and, we know how to tell the difference. We're skilled in pointing out the features of the homes we sell as well as the benefits of our community. We know how to find out what buyers are looking for and match them to the home that meets their needs and wants!
5. **We advertise...**We feature homes for sale on ours and other websites, MLS, and on our signs. If it is listed with Park Place Housing... People know about it.



Your Source for High Value, Low Cost Florida Homes.

OUR CURRENT LISTINGS



Your Source for High Value, Low Cost Florida Homes.

**3729 Winward Lakes Drive
Tampa, FL 33611
\$227,395.00**



Call
**Christian or Dana
(813) 839-2812
Management Team**

Welcome to this brand new, beautiful home located in Winward Lakes Estates., a gated, active lifestyle retirement community. This three bedroom, two bath home was built for the discerning home owner and features an open concept kitchen / dining room, stainless steel appliances, and crown molding throughout. With our current manufacturers rebate, you could move into this home today for less than \$200,000!!! Nowhere else in South Tampa will you find anything comparable to this beauty!

Winward Lakes is the perfect 55+ community where you'll find all of the adventure, excitement, and friendship that you're looking for. With exciting amenities, our community makes it easy to try new things and meet new people. Whether it's joining a walking group, a book club or just relaxing by the pool, you can indulge in it all. Professional, on-site management team maintains the community to the highest standards. Call today, this is a limited time offer!



Your Source for High Value, Low Cost Florida Homes.

**3737 Yardarm Drive
Tampa, FL 33611
\$259,900.00**



Call
**Christian or Dana
(813) 839-2812
Management Team**

Welcome to this brand new, stunning home located in Winward Lakes Estates., a gated, active lifestyle retirement community. Gorgeous three bedroom two bathroom open concept home was built for the discerning home owner. Featuring crown molding throughout, Statesman shower in the master bathroom, a large double sink vanity and a beautiful wrap around covered porch! With our current manufacturers rebate, you could move into this home today at an unbelievable price!

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OUR CURRENT LISTINGS



Your Source for High Value, Low Cost Florida Homes.

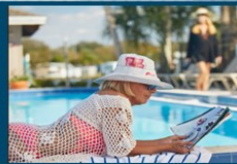
3705 Anchor Drive
Tampa, FL 33611
\$242,660.00



Call
Christian or Dana
(813) 839-2812
Management Team

Welcome to this brand new, beautiful home located in Winward Lakes Estates., a gated, active lifestyle retirement community. This gorgeous LAKEFRONT three bedroom, two bath Palm Harbor home was built for the discerning home owner and features an open concept upgraded kitchen / dining room, natural wood accents, Euro hood over stove, high end tile backsplash to ceiling, stainless steel appliances, upgraded primary bathroom, and crown molding throughout.

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Your Source for High Value, Low Cost Florida Homes.

3722 Spinnaker Drive
Tampa, FL 33611
\$227,945.00



Call
Christian or Dana
(813) 839-2812

Welcome to this brand new, beautiful home located in Winward Lakes Estates., a gated, active lifestyle retirement community. This three bedroom, two bath home was built for the discerning home owner and features an open concept kitchen / dining room, stainless steel appliances, and crown molding throughout. With our current manufacturers rebate, you could move into this home today for less than \$200,000!!! Nowhere else in South Tampa will you find anything comparable to this beauty!

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OUR CURRENT LISTINGS

RESALES



Your Source for High Value, Low Cost Florida Homes.

Call Christian or Dana

(813) 839-2812



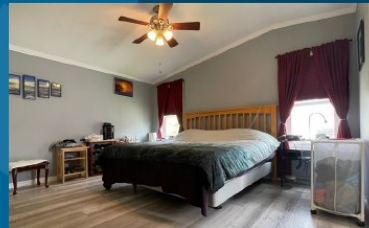
Only \$160,000.00

6206 Compass Lane
Tampa, FL 33611

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



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 \$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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OUR CURRENT LISTINGS CONTINUED

RESALES



Your Source for High Value, Low Cost Florida Homes.

Call Christian or Dana

(813) 839-2812



Only \$96,900.00

3728 Winward Lakes Drive
Tampa, FL 33611

Welcome to nicely updated 2 Bedroom, 2 bath home. New carpets, fresh paint - 1998 single wide Champion / Homes of Merit manufactured home. This home is move in ready. Has an ADT security system and wired for Spectrum cable / WiFi. Two entrances on same side of home - one opens to Living area, with view of Kitchen, the other is in the screened patio area and opens to the Laundry area.

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Your Source for High Value, Low Cost Florida Homes.

Call Christian or Dana

(813) 839-2812



Only \$99,500.00

6216 Compass Lane
Tampa, FL 33611

Welcome to this beautiful 2 Bedroom, 2 bath with very large rooms, including a screened-in patio off the breakfast nook that faces East allowing for cappuccinos at sunrise.

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OUR CURRENT LISTINGS CONTINUED

RESALES



Your Source for High Value, Low Cost Florida Homes.

Only \$164,900.00

3711 Binnacle Drive
Tampa, FL 33611



Call

Christian or Dana
(813) 839-2812
Management Team

Welcome to this beautiful open concept 3 bedroom, 2 bathroom updated home. New LVP flooring installed throughout. Roof is only two years old. It has an enclosed front porch and screened in patio. Premier perimeter lot location!!

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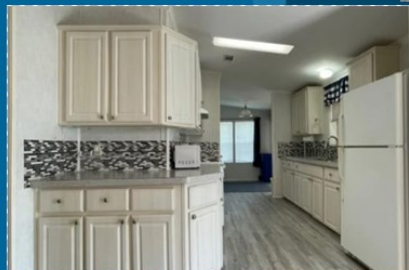


Only \$69,500.00

6216 Compass Lane
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OUR CURRENT LISTINGS CONTINUED

RESALES



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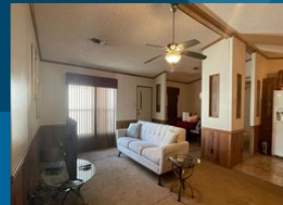
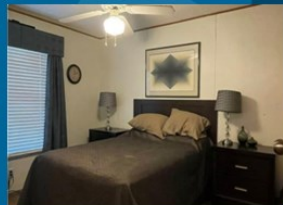


Only \$79,500.00

3706 Winward Lakes Drive
Tampa, FL 33611

Welcome to this spacious three-bedroom two-bathroom home. Lovely, large open-concept kitchen living room area. Split bedrooms for privacy when you have guests. This home is located on an exterior lot for extra privacy.

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....

- there are 22 stars in the Paramount studios logo
- in a deck of cards the king of hearts is the only king without a moustache
- black on yellow are the 2 colors with the strongest impact
- the safest car color is white
- the most commonly forgotten item for travelers is their toothbrush



Family Word Search

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

EXTENDED	FAMILY	FAMILY TREE
GRANDMA	GRANDPA	GRANDPARENT
GRANDSON	QUADS	QUINTS
QUINTUPLETS	RELATIONS	RELATIVES
STEPBROTHER	STEPCHILDREN	STEPDAUGHTER
STEPFAMILY	STEPFAMILY	TWIN SISTER

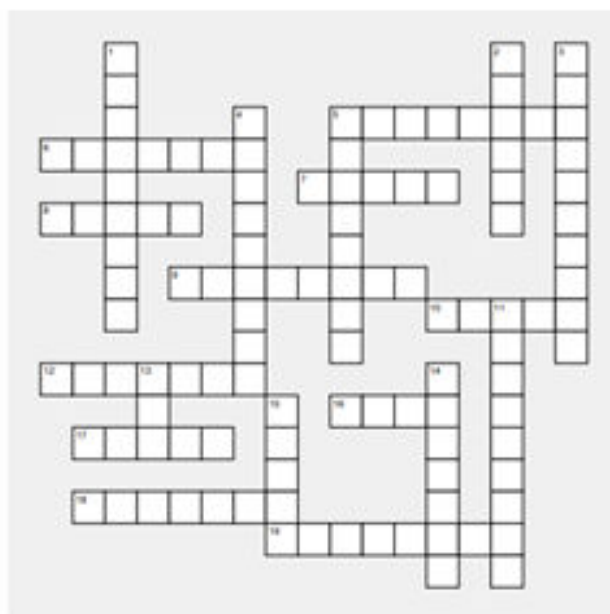
Sudoku—Easy Level

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

Monthly Riddle

I start with a "p" and ends with "o-r-n," and I'm a major player in the film industry. What am I?

Animal Crossword



ACROSS

- 5) Nut collector
- 6) Emu's cousin
- 7) Bullwinkle, for one
- 8) Centaur, in part
- 9) Aquarium favorite
- 10) Sea spouter
- 12) Barnyard bird
- 16) Fox's prey
- 17) Furry swimmer
- 18) Bird with flippers
- 19) Aussie hopper

DOWN

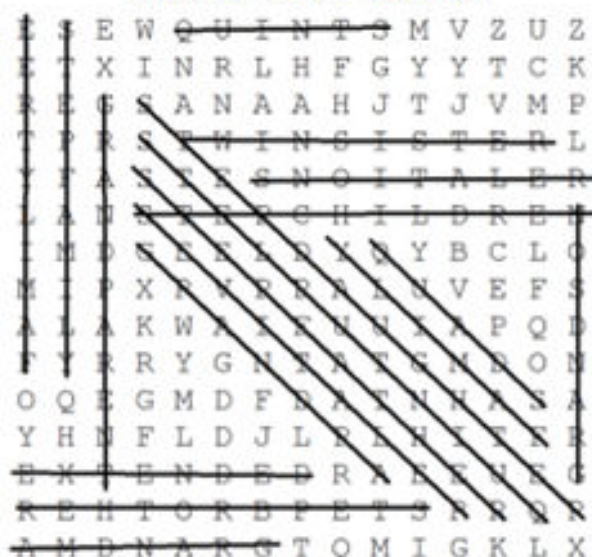
- 1) Monarch, e.g.
- 2) Slowpoke
- 3) Lizard's relative
- 4) Quick change artist?
- 5) Desert slinger
- 11) Everglades denizen
- 13) Alley ____
- 14) Spotted stalker
- 15) Odor emitter

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.....**

Family Word Search



EXTENDED	FAMILY	FAMILYTREE
GRANDMA	GRANDPA	GRANDPARENT
GRANDSON	QUADS	QUINTS
QUINTUPLETS	RELATIONS	RELATIVES
STEBROTHER	STEPCHILDREN	STEPDAUGHTER
STEFAMILY	STEFATHER	TWIN SISTER

Sudoku—Easy Level

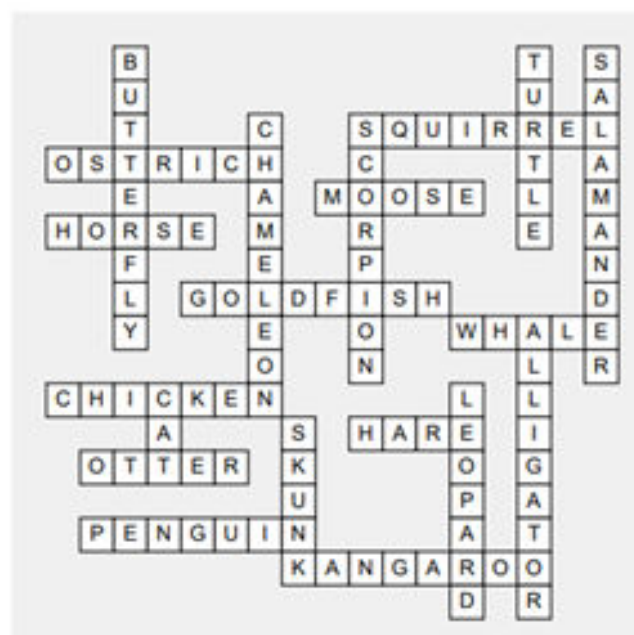
7	3	2	5	6	1	8	4	9
8	1	5	4	2	9	3	7	6
6	9	4	7	8	3	5	2	1
1	8	3	6	5	2	7	9	4
4	2	9	8	1	7	6	3	5
5	7	6	9	3	4	2	1	8
9	4	8	3	7	5	1	6	2
3	6	1	2	9	8	4	5	7
2	5	7	1	4	6	9	8	3

Monthly Riddle

I start with a "p" and ends with "o-r-n," and I'm a major player in the film industry. What am I?

Answer: Popcorn

Animal Crossword



MAY 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 RENT IS DUE Trash Collection Coffee/Donuts 9:30 Bingo—10:30 Fitness With Andre 1:00 Fitness Center Bible Study 6pm –Clubhouse	2	3
4	5 Monday Night Bingo—7pm (6:30) Trash Collec- tion	6 RENT IS LATE Social Meeting 2pm	7	8 Trash Collection Coffee/Donuts 9:30 Bingo—10:30 Fitness With Andre 1:00 Fitness Cen- ter Bible Study 6pm –Clubhouse	9 Luncheon— District South (Sign Up—space is limited)	10
11 Happy Mother's Day!!!	12 Trash Collec- tion	13	14 Pot Luck Dinner - 6pm	15 Trash Collection Coffee/Donuts 9:30 Bingo—10:30 Fitness With Andre 1:00 Fitness Cen- ter Bible Study 6pm –Clubhouse	16	17
18	19 Trash Collec- tion Billiards—6pm	20	21	22 Trash Collection Coffee/Donuts 9:30 Bingo—10:30 Fitness With Andre 1:00 Fitness Cen- ter Bible Study 6pm –Clubhouse	23	24
25	26 Memorial Day Office is Closed No Trash Col- lection	27	28	29 Trash Collection Coffee/Donuts 9:30 Bingo—10:30 Fitness With Andre 1:00 Fitness Cen- ter Bible Study 6pm –Clubhouse	30 Wine Down—5pm	31