

South Tampa's Finest

WINWARD LAKES

Gated 55+ Community

APRIL 2025



**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

INSIDE THIS ISSUE

Managers' Message.....	2
Community Matters.....	3
Vendor List	4
Fitness With Andre.....	5
Residents' Birthdays.....	6
Buy and Sell Marketplace.....	6
Reasons to Sell with Us.....	7
Homes for Sale	8
Fun and Games.....	13
Fun and Games Answers.....	14
Calendar.....	15



Happy April, Winward Lakes!

I can't believe I am finishing this Newsletter and it is already April 1st— But in our defense, March was an extremely busy month with all kinds of excitement here at Winward Lakes! First and foremost, our back fence along Himes Avenue has now been completely replaced—and it looks marvelous! We can all rest easier with the knowledge that people won't be using Winward Lakes as a shortcut from Himes to S. Dale Mabry.

We have also spent a lot of time and energy planning and executing our two day Open House / Home Show which was hosted this past weekend. We actually kicked it off last weekend with a catered dinner for our Ambassadors. It was a great evening featuring a delicious steak dinner catered by Mama's Kitchen. Fun was had by all.

The Open House / Home Show went off without a hitch—we had a steel drum band that played both days and they were absolutely fantastic. Lydia, our office assistant, was in charge of the grill, and I think we all agree that she is the barbecue queen! She made the most delicious hot dogs for the event! We also had a lot of help from residents who volunteered to be our Ambassadors for the two days. To each and every one of you who assisted during the two days we **THANK YOU WHOLE HEARTEDLY**. We could not have pulled this off without you. Unfortunately, the Open House did not drive the traffic we had hoped it would, but at least we gave it our best shot and that's all we can do. Here is a couple of pics from the event:



Take a deep breath, and enjoy life!

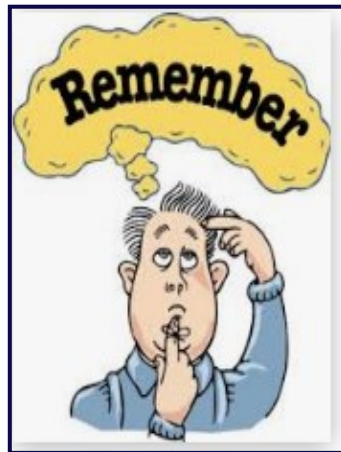
Dana and Christian Serino

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) .



April Social Club Events

- April 4th—Luncheon—Kahunas at 11am
- April 7th—Monday Night Bingo— 7pm (cards available at 6:30pm)
- April 8th—Social Club meeting 2pm
- April 11th—Food Truck—BMAC—5-7
- April 15th - Pot Luck Dinner Easter Theme 6pm (sign up)
- April 25th—Wine Down —5pm
- April 29th—Billiards 6pm

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

We would like to wish this guy a VERY HAPPY BIRTHDAY on April 2!! You're the best, Kevin! Hope you have a very special day:)



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 (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.*



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!!



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* on any Park Place Listed home. 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. See details in the office.**



MARKETPLACE

For Sale

Nothing to see here

NEED INSURANCE? CALL YOUR HOMETOWN SPECIALIST—DUSTY!!



DUSTY COWART · AGENCY OWNER

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

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

APRIL BIRTHDAYS

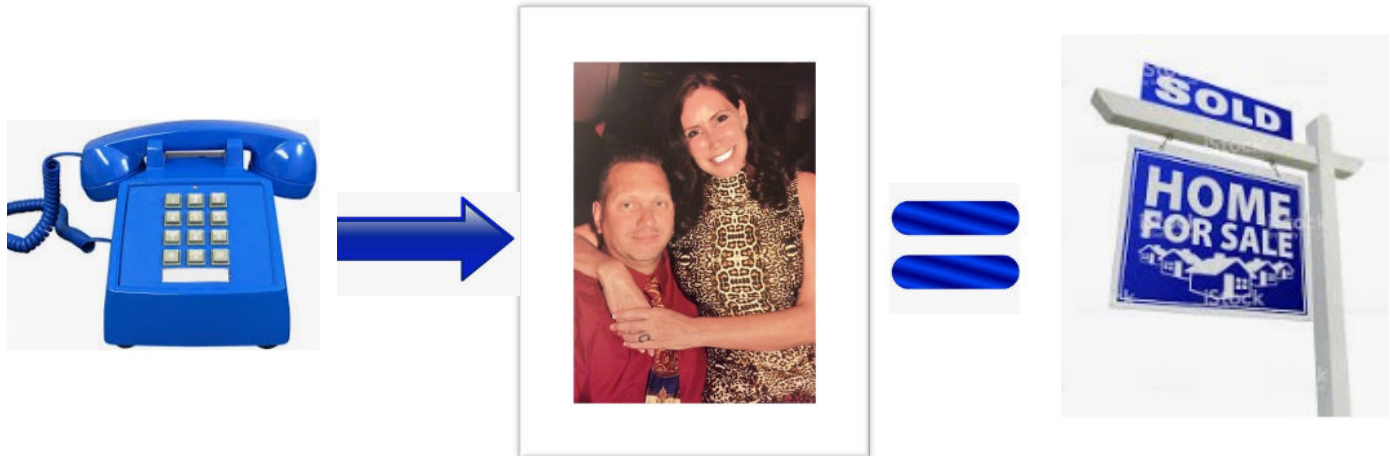
Susan E	Kenneth K	Kevin O
Janet S	Rosezan J	Wesley C
Nancy C	Helga G	Judy S
George T	Laura L	Mayra M
Kevin P	Sun Hui T	Stephen B
Kim B	Keith G	

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 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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WINWARD LAKES FUN AND GAMES

Did you know....

- the Arctic Ocean is the smallest in the world
- the most common mental illnesses are anxiety and depression
- the word laser stands for 'Light Amplification by Stimulated Emission of Radiation'
- That crocodiles never outgrow their enclosure
- That reindeer hair is hollow inside like a tube



Monthly Riddle

I am a word of 5 letters and people eat me. If you remove the first letter, I become a form of energy. Remove the first two and I'm needed to live. Scramble the last 3 and you can drink me. What am I?

St. Patrick's Day Word Search

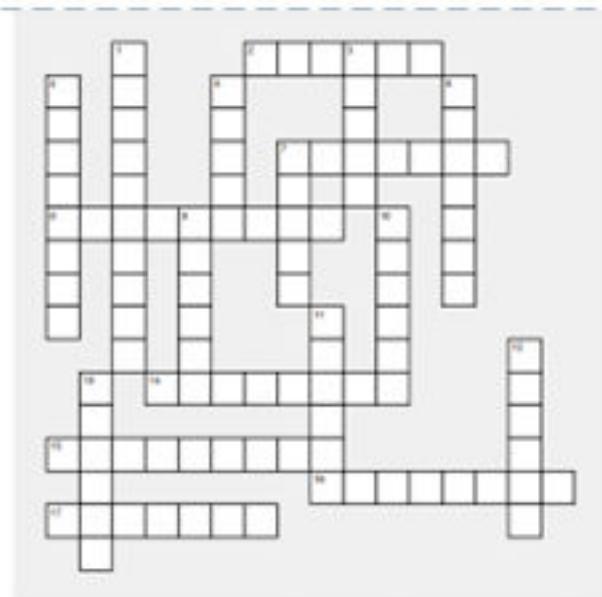
C M F P H E L G C J D T C G K
 T O O Z D A R F V O P E O C B
 L J I A P P P O W U L L O K X
 F H R N J O C N L T D R N C Y
 W A Z R S L P I I K M R X I A
 P B A K C A O C L A L S Z R T
 L A V I T S E F H E S O Q E R
 T I R R D R M S Q U A C F M I
 S N I S N P A T R O N G U I N
 K C U L E N W I N B B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

CELTIC	CLOVER	COINS
DOWNPATRICK	FESTIVAL	FOLKLORE
Gaelic	GOLD	GREEN
IRELAND	LEGEND	LIMERICK
LUCK	PARADE	PATRON
RAINBOW	SHAMROCK	TRINITY

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

Winter Crossword



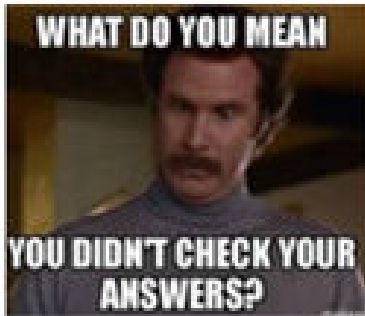
ACROSS

- 2) Frozen spike
- 7) Winter sculpture
- 8) Present day?
- 14) Winter coasting
- 15) Hearth
- 16) Rudolph and teammates
- 17) Winter ____ Games

DOWN

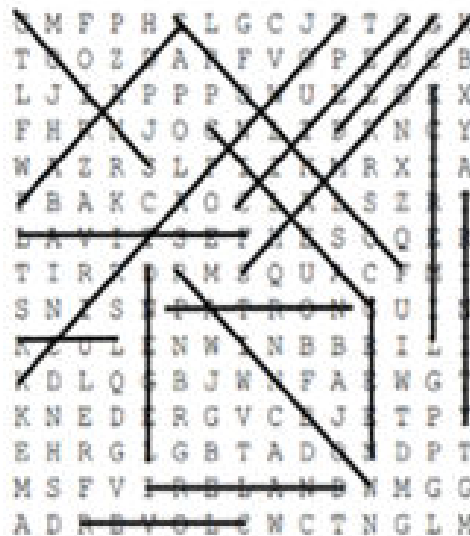
- 1) White Rabbit's milieu
- 3) Hot chocolate
- 4) Winter outerwear
- 5) Icy coating
- 6) Rink dancing
- 7) Neck wrap
- 9) Snow remover
- 10) Aspen activity
- 11) Small shake
- 12) Stanley Cup sport
- 13) Uncomfortably cool

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.....**

St Patrick's Day Word Search



- | | | |
|-------------|----------|----------|
| CELTIC | CLOVER | COINS |
| DOWNPATRICK | FESTIVAL | FOLKLORE |
| GAELIC | GOLD | GREEN |
| IRELAND | LEGEND | LIMERICK |
| LUCK | PARADE | PATRON |
| RAINBOW | SHAMROCK | TRINITY |

Sudoku—Easy Level

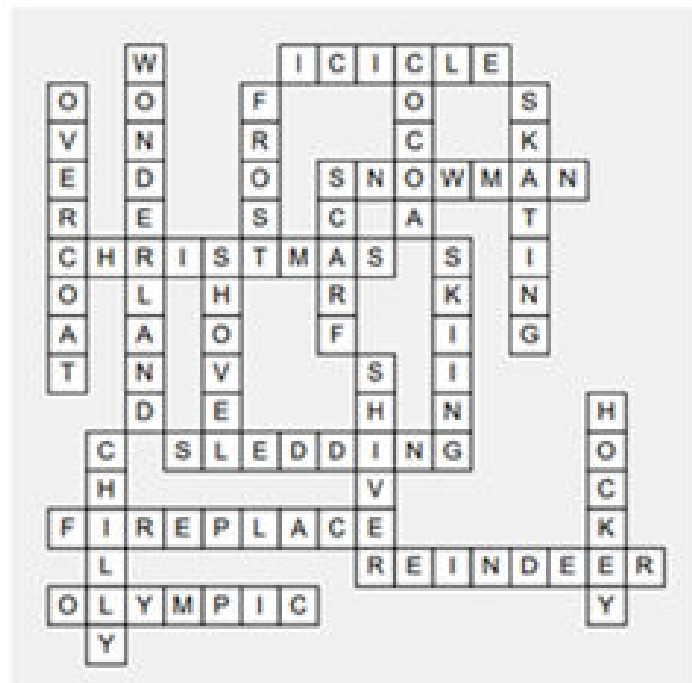
2	9	6	1	4	5	8	3	7
3	5	7	8	2	6	1	4	9
1	4	8	9	3	7	5	2	6
6	3	9	5	1	2	4	7	8
5	8	1	7	6	4	3	9	2
4	7	2	3	9	8	6	1	5
9	6	4	2	8	3	7	5	1
8	1	5	4	7	9	2	6	3
7	2	3	6	5	1	9	8	4

Monthly Riddle

I am a word of 5 letters and people eat me. If you remove the first letter, I become a form of energy. Remove the first two and I'm needed to live. Scramble the last 3 and you can drink me. What am I?

Answer: Wheat, heat, eat, tea

Winter Crossword



APRIL 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 RENT IS DUE	2	3 Trash Collection Coffee/Donuts 9:30 Bingo—10:30 Fitness With Andre 1:00 Fitness Center Bible Study 6pm –Clubhouse	4 Luncheon— Kahunas at 11am	5
6 RENT IS LATE	7 Monday Night Bingo—7pm (6:30) Trash Collec- tion	8 Social Meeting 2pm	9	10 Trash Collection Coffee/Donuts 9:30 Bingo—10:30 Fitness With Andre 1:00 Fitness Center Bible Study 6pm –Clubhouse	11 Food Truck— BMAC 5-7	12
13	14 Trash Collec- tion	15 Pot Luck Din- ner –Easter Theme 6pm Sign Up	16	17 Trash Collection Coffee/Donuts 9:30 Bingo—10:30 Fitness With Andre 1:00 Fitness Center Bible Study 6pm –Clubhouse	18 Good Friday	19
20 Happy Easter!!	21 Trash Collec- tion	22 Pot Luck 6pm	23	24 Trash Collection Coffee/Donuts 9:30 Bingo—10:30 Fitness With Andre 1:00 Fitness Center Bible Study 6pm –Clubhouse	25 Wine Down 5pm	26
27	28 Trash Collec- tion	29 Billiards 6pm	30			