

Spring Newsletter



Volume 16, Issue 2

www.waldenlake.org

Spring 2017



WALDEN LAKE COMMUNITY SIXTH ANNUAL COMMUNITY-WIDE GARAGE SALE SATURDAY, APRIL 22nd 8:00 AM – 2:00 PM



Start cleaning out your closets and garages. Walden Lake is sponsoring the Sixth Annual Community-wide Garage Sale to help our residents.

Walden Lake will provide:

- Advertisement in all local and Tampa Bay area newspapers; and
- Community-wide professional signage directing shoppers into your neighborhood.

In addition, **Lighthouse Ministries** and the **Salvation Army** will have trucks at the Walden Lake office at 11:30 to accept donations of the items that didn't sell that you wish to donate. They ask that all items be in good working condition and clothes be clean.

Even if you aren't going to participate in the sale, you may still bring items you've been intending to donate, to the trucks at our office.

For those of you who aren't participating, **please be patient** and know the Community will be crowded with cars. We are trying to limit garage sales by having one Community sale.



We will only put signs in front of the neighborhoods that have residents participating. There will also be directional signs along Timberlane and both Griffin Boulevards. If you're participating, please e-mail Bette Guarino at betteg@waldenlake.org. Only neighborhoods with participants will have signs at their entrance.

SHREDDING SERVICES OFFERED FOR RESIDENTS

Saturday, April 22, 2017 from 8:30am-1pm at the Walden Lake Office. Residents can drop off their old, outdated documents for destruction. The cost is \$5.00 per box (cash only).

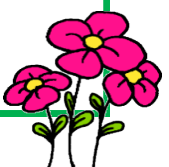
From financial documents to bills, your papers will be shredded, destroyed and recycled by Business Archives Tampa in their NAID certified partner secure shredding plant. Please visit their website www.businessarchives.com for retention schedules (under resources-document destruction) and other information. Certificates will be provided for residents.

- Shred any papers, envelopes, file folders and spiral-bound notebooks
- No need to remove staples, paperclips, rubber bands or coil bindings



GARAGE SALE TIPS

1. Wal-Mart, Staples, etc., sell pre-printed price tag stickers to save time.
2. Place items in driveway to entice shoppers to the garage and gain sales.
3. Cover items in your garage not for sale with sheets/blankets.
4. Use two ladders and a board to hang clothing.
5. Use laundry baskets marked "All Items \$??" for bulk merchandising.
6. Always have two or more adults at sale.
7. Have a startup bank of \$100, with 50 \$1's, 6 \$5's, 2 \$10's plus loose change.
8. Only accept CASH NO CHECKS. Periodically take your money inside your home or put in a safe place to resist temptation.
9. Balloons call attention to your sale.
10. Provide plastic grocery bags and/or boxes for purchases.
11. Calculator to add purchases.
12. Purchase Dri-Mark counterfeit pen.



The Role of Today's HOA Board of Directors Acting President Sharon Philbin

Our Annual Meeting is fast approaching and will take place:



**April 20 at 7:00PM
Plant City Church of God
2103 Mud Lake Rd
Plant City, FL 33566**

Greetings,

Purpose of the Annual Meeting

The purpose of the Walden Lake Community Association, Inc. annual meeting of the members is to elect three (3) individuals to the Board of Directors, each for a three (3) Year term, and to transact such other business that may legally come before the Association.

To be effective, a homeowners association needs a strong board of directors that understands its role and pursues it with passion and a concise mission in mind. The following outline provides an overview of board roles and responsibilities.

To form an effective board, directors must have a clear understanding of the strengths and weaknesses of the association, its history and what is to be accomplished. Every homeowner association should have responsibility for its assets as well as its operation in accordance with standards established by state and federal law, local ordinances, and the governing documents upon which the entity itself was created. To the extent that the association has such authority and control, it is the board of directors that makes certain these responsibilities are fulfilled.

Understanding the homeowner's association concept

The homeowners association is the cornerstone of a planned residential community. It brings continuity and order to the community, it preserves the architectural integrity and it maintains the common elements. Properly run, the association and sub HOA's promotes the concept of "community" and protects the neighborhood's property values. In many cases, it collectively makes available recreational and other facilities that might not otherwise be affordable or available to homeowners and residents on an individual basis.

Deed-initiated homeowners associations have become an essential part of the overall concept of residential property ownership in today's marketplace. Purchase of a home or lot often brings with it mandatory membership in an association which then provides the structure for operation and management of the residential development. With membership comes certain maintenance obligations, financial responsibilities, and a commitment to abide by use restrictions and other rules of the association. To a degree, it necessitates individual conformity for the good of the whole.

Board of Directors

The association has the responsibility for its common elements as well as the management and operation of the association's business affairs -- all in accordance with standards established by the State's and governing documents created when the community was first developed. To the extent that an association has such authority and control, it is its board of directors that carries out these duties and responsibilities.

WLCA provides Board Certification Classes for all of its directors, officers as well as sub HOA director and officers.

Officers of the Association

President

The president of an association is vested with all the powers generally given to the chief executive officer of a corporation. While specific by-law provisions may vary the president's duties, it is generally presumed that he or she will preside at all meetings of the board and the membership. The president will execute contracts, orders and other documents in the name of the association as its agent. When signing documents, the president should indicate the capacity in which he or she is signing in order to avoid any personal liability since the president's signature, under most circumstances, will bind the association under a doctrine of inherent powers.

The president also assumes general charge of the day-to-day administration of the association and has the authority to order specific actions in furtherance of the board's policies. The president serves as spokesman for the board of directors in most matters

Continued from page 2

relating to general association business. Like all officers of the association, the president has an affirmative duty to carry out the responsibilities of the office in the best interests of the association.

Vice President

The vice-president is vested with all the powers which are required to perform the duties of the association president in the absence of the president. The vice president does not automatically possess inherent powers to act in the capacity of the chief executive officer, and may act for the president only when the president is actually absent or otherwise unable to act. The vice-president may assume such additional duties as are defined by the board of directors.

Secretary

The secretary of the association is responsible for keeping and maintaining a record of all meetings of the board and the membership and is the custodian for most of the official records of the association. The position of secretary is not simply a clerical position. As the custodian for the minutes and other official records of the association, the secretary is responsible for insuring access to those records by the members of the association and their authorized representatives.

Treasurer

The treasurer is the custodian of the funds, securities and financial records of the association. When the association has a manager, Tom Scholl and Greenacre Management Company that actually handles the funds on a daily basis, the treasurer's duties will include overseeing the appropriate people to insure that the financial records and reports are properly kept and maintained. The treasurer is responsible for coordinating the development of the proposed annual budget and for preparing and giving the annual financial report on the financial status of the association.

The treasurer does not have the authority to bind the association or the board of directors in dealings with third parties unless the board has provided express authority for the treasurer to do so. As with the association's secretary, the treasurer does not have to perform the day-to-day record keeping functions of the association when this responsibility is transferred to our management company, but the treasurer will ultimately be responsible for insuring that the financial records of the association have been maintained properly in accordance with sound accounting practices.

The association acts through its officers and agents. The board of directors makes the policies for the association, but the officers and agents carry out these policies and administrative functions for the community. Some of the officers carry on substantial functions while others carry out substantive functions based on policies established by the board of directors. All of the officers have an affirmative obligation to act with utmost good faith towards the association and cannot deal in the funds or the property of the association to their own self advantage.

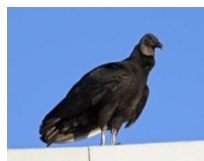
Fiduciary Relationship and Responsibility

The members of the board of directors and each officer of the association have a fiduciary relationship with the members of the association. This fiduciary relationship imposes obligations of trust and confidence in favor of the corporation and its members. It requires the members of the board to act in good faith and in the best interests of the members of the association. It means that board members must exercise due care and diligence when acting for the community, and it requires them to act within the scope of their authority.

The fact that the association is a not-for-profit corporation, or that the members of the board are volunteers and unpaid, does not relieve them from the high standards of trust and responsibility that the fiduciary relationship requires. When a member accepts a position on the board of directors, he or she is presumed to have knowledge of the duties and responsibilities of a board member. Board members cannot be excused from improper action on the grounds of ignorance or inexperience and liability of board members for negligence and mismanagement exists in favor of the association and the property owners.

Each board member must recognize the fiduciary relationship and the responsibilities that the board has to the association and each of its members. The board's duties must be performed with the care and responsibility that an ordinary prudent person would exercise under similar circumstances, and the ultimate responsibilities of these unique positions cannot be delegated to a manager, a management company or other third party.





TURKEY VULTURES

WLCA is aware of the growing problem of the turkey vultures (buzzards) invading our development. WLCA has been researching ways over the past few months to deter the Turkey Vulture population away from the park and other areas. We have put bird decoys in and around the trees at the park.

Some ways residents can help to deter them, is by making sure you properly secure your trash can covers when putting your trash out curbside. If you use bags make sure they are secured tightly.

Here is a website that lists ways to drive them away:

<http://pestkill.org/birds/turkey-vultures/>

WIN \$25 CASH: Find YOUR address in this newsletter. (address label doesn't count). Call 813-754-8999 and tell us where you found it.



DIRECTORS APPOINTED

WLCA Board of Directors welcomes Robert Bell who was appointed as a Director at the January Board of Directors meeting. He filled the unexpired term of Heather Updike. Bob and his wife, Eleanor, reside in the Hammocks subdivision.



The board would also like to welcome Michael Fiaschetti who was appointed at the February board meeting. He filled the unexpired term of Dan Orrico. Michael and his wife, Melissa, live in Forest Club.

From The Landscaping Committee

These are some of the projects that the landscaping committee is working on or will be working on in the next few months:

- Removed diseased or dying Bottle Brush trees on Timberlane Drive from the Alexander Street entrance and replaced them with single trunk Bottle Brush trees and Japanese Blueberry trees.
- Installed a new flagpole at the Alexander Street entrance and added the Walden Lake Logo flag to the pole at the guard house.
- Added flowers to the endcaps of some medians on Timberlane Drive.
- Cleared areas around the lake for viewing and installed benches. Painted the mile markers on the asphalt in case of an emergency you would be able to state where you are located.
- The City of Plant City has removed many dying trees from the medians throughout the community.
- Working with the City to have an annual allotment of water.
- Working to install irrigation to medians that currently do not have it.

New Poles and Flags



UNITED FOOD BANK

Thank you to all residents who donated food in 2016. The Walden Lake Community Association will continue to collect donations for the United Food Bank throughout 2017. You may bring your non-perishable items to the WLCA Office, 3035 Griffin Blvd., Monday-Friday, 8:30am to 5pm. Don't forget to check the **use by date or expiration date** as the Food Bank will not accept those items.



"A Hand Up, not a Hand Out"



Queso Dip (Yum Yum)

- 1 package Jimmy Dean Hot Sausage crumbled and cooked
- 1 Jar Pace Picante Medium
- 2 packages cream cheese cubed

Combine all ingredients in 3 quart dish sprayed with Pam. Bake at 375 for 30-45 minutes stirring once or twice. Serve with Tostito's Scoops.



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Harley and Carol Herman, Attorneys at Law
Walden Lake Residents

HERMAN AND HERMAN

Attorneys at Law

New Address January 1, 2016
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Pat Comstock was recommended to us by best friends in Walden Lake. She has a great photo person that made a great video of our home. Pat's knowledge of the area, low key attitude and ability to listen to who hired her is second to none... a doll to work with! She did what she said and we could not have had a more enjoyable sale. Very high recommendations from this family!

- Rob & Ann R - Hammock Dr



Pat Comstock,
Realtor

Direct: 813-759-9449

Text: 813-763-5524

Email: patcomstock@msn.com

Office: 2234 Lithia Center Ln,
Valrico, FL 33596



"Ms. Pat is so wonderful to work with. She listed our home and had it sold in just a day. She also helped with our new home purchase. The whole experience was pleasant and went smoothly. She was very knowledgeable on every aspect of all transactions. If you are looking for a dependable and trustworthy realtor she is the one to call!"

- L. Howard, Stevenson Street

What sets me apart?

- o **Experience:** Selling real estate for 25 years & still going strong.
 - Consistently closing over \$3M in sales each year.
- o **Community:** Walden Lake resident for 30 years
- o **Patience:** Whether you are buying or selling, you talk and I listen so we can obtain the best results for you!

Pat is very competent, professional, and hard working. She creates a detailed marketing plan for your house and implements it as presented. Pat uses a professional photographer to take pictures of your home. When your house is shown, she provides feedback the same day usually within two hours. When we received three offers in one day, Pat demonstrated her excellent negotiation skills. Pat was a pleasure to work with and made the stressful experience of selling a house as pleasant as possible. I strongly recommend hiring Pat and listening to her expertise.

- S. Schneider, Forest Club Drive

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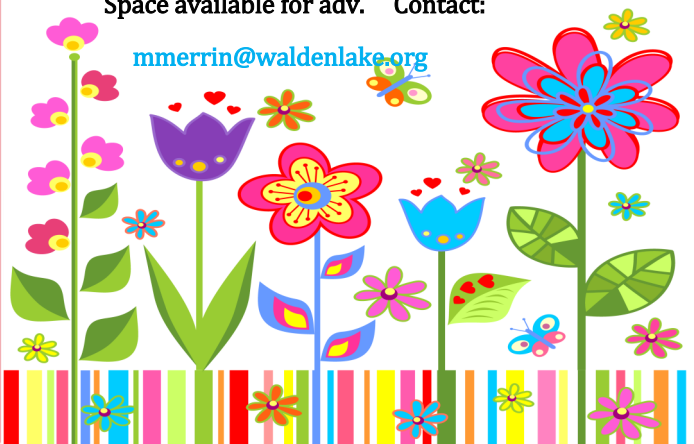
813-659-3261

Lic. #CAC1813206



Space available for adv. Contact:

mmerrin@waldenlake.org



Welcome to **Archie Bar and Restaurant.**
Please come have a drink or meal with family, friends, and neighbors.

Your first beverage is on us.

WALDEN LAKE COMMUNITY ASSOCIATION

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Fax: 813-754-8440
e-mail: manager@waldenlake.org

MANAGED BY GREENACRE PROPERTIES

Tom Sholl	Manager
Bette Guarino	Administrative Assistant
Marlene Merrin	Community Administrator
Hours	Monday-Friday, 8:30am -5:00pm
Newsletter Editor	Sharon Philbin

BOARD OF DIRECTORS

Sharon Philbin	Acting President
Michael Fiaschetti	Vice President
Robert Hunter	Treasurer
Alicia Powell	Secretary
Jan Griffin	Parliamentarian
Bob Bell	Director
Rich Glorioso	Director
Terry Murphy	Director
Ray Page	Director



[Walden Lake Community Homeowners Assoc.](#)



GET PERMISSION

It's that time of year when homeowners are taking a good look at their properties and deciding if it is time to change something. Whether it is painting, changing the landscaping, fencing, driveway, or a new roof, anything that changes the outer appearance of your home, you must



contact your individual Homeowner's Architectural Committee for approval. Even if you are painting your home the same color, some of the HOA's require approval. It cannot be stressed too strongly, if you plan to make **ANY** changes to your property, notify your ACC in writing before these changes are undertaken. Doing your homework prior to starting will make your project go much more smoothly. Follow the rules and be a good neighbor.



If you are uncertain who to contact, call the President of your association and he or she will be able to give you the contact information.

USEFUL TELEPHONE NUMBERS

CITY OF PLANT CITY

FIRE RESCUE, NON-EMERGENCY	757-9131
POLICE, NON-EMERGENCY	757-9200
TRASH REMOVAL	659-4200
WATER & SEWER	659-4200
CODE ENFORCEMENT	659-4200
TRAY TOWLES	Ext. 4141

OTHER

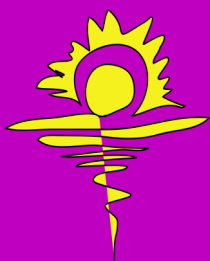
WALDEN LAKE GOLF & CC	752-1171
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ORRICO RESIGNS



WLCA Board of Directors has accepted the resignation of Dan Orrico as President/Director at our January board meeting. Dan was a great asset to the Board and he will be greatly missed. He has accepted an employment position in South Florida.

We wish him the best and thank him for his service on the WLCA and also for his 30 years of service as a Colonel in the US Army. Dan and his family reside in Forest Club.



Easter Sunrise Service

Walden Lake Park-7am- April 16

By Plant City Church of God

Bring your lawn chairs.