

WALDEN LAKE COMMUNITY ASSOCIATION

Summer Newsletter



Volume 16, Issue 3

www.waldenlake.org

Summer 2017

PRESIDENTS CORNER— Sharon Philbin, WLCA President

OUR STAFF

There is a concentrated effort by Community Association Manager Tom Sholl, staff, Eddie Evans of Complete Care Landscape, residents and HOA directors to continue improving our great community.

Special thank you to the following staff:

Tom Sholl, Community Association Manager who you often see driving the golf cart around property overseeing the numerous outside projects. He does an excellent job both outside and of course his many responsibilities within the office.

Bette Guarino, Administrative Assistant
Marlene Merrin, Community Administrator
Larry Truman, Maintenance Person
Kenny Hall, Maintenance Person

So let's give a shout out or a wave when you see our dedicated staff out and about working away. Let's appreciate all of their efforts.



Thank You!



BUDGET AND AUDIT AVAILABLE

A LOOK at the BUDGET

The 2016 Financial Audit performed by Dwight Darby & Company and the 2017 Budget are posted on waldenlake.org under Resources. If you are not registered on the website, the registration code is Greenacre2017. Upon request by e-mail to tsholl@greenacre.com or phone 813.754.8999 a copy can be e-mailed or sent to your home.

DUES REMINDER

The 2nd half maintenance fees are due July 1st. You should have received your July statement around June 5th. If you have not received it, or have any questions regarding your account, contact Megan Diaz at Greenacre Properties @ 813-600-1100 or email mdiaz@greenacre.com. If you had paid your dues in full in January, please disregard the notice.



All accounts delinquent thirty (30) days after the 7th due date will be charged a \$25 late fee and interest @18% per annum.

A TIME FOR REMEMBERING

Memorial Day is observed on the last Monday of May. It was formerly known as Decoration Day and commemorates all men and women who have died in military service for the United States.

American Legion Post 26 of Plant City has been doing a Memorial Day Service for many years. They honor the MIAs and POWs with a moment of silence. It is a time to reflect and remember. They also celebrate the lives of the former service men and women from the Plant City area who have passed away this year. There is always a featured speaker with an inspirational message. This year the speaker was Jason Jones, owner of Advantage Restoration and Contracting. Walden Lake Community Association has made it a tradition to participate in the day's event. This year **Jan Griffin** and **Rich Glorioso** presented a floral spray from Walden Lake in honor of all of the men and women that served. The floral spray was then set out at the front entrance of the community for all to enjoy. We sincerely appreciate our military and find this a very small respectful way to honor them.



Jan Griffin and Rich Glorioso

WALDEN LAKE COMMUNITY ASSOCIATION 2017-18 OPERATING PLAN REVISED 6/19/2017

The WLCA is comprised of nine volunteer elected Directors (homeowners); and is guided by the Articles of Incorporation, By-Laws, and Master Declaration of Covenants, Conditions and Restrictions, and adopted policies. The WLCA Board of Directors meets once a month to conduct the business of the Association. Nine Directors are elected and the Standing Committees have been established to meet periodically, review issues, and make recommendations to the full Board at the monthly meetings. Ad Hoc committees are created for a specific task then eliminated. All committee appointments are determined by the board. The purpose of the committees are described below.

BUDGET, FINANCE, & JOB DESCRIPTIONS COMMITTEE:

Chairman—Robert Hunter, Ray Page, Bob Bell

Purpose: To be the Board's lead in management of Association funds.

LANDSCAPING COMMITTEE:

Chairman—Ray Page, Alicia Powell, Robert Hunter

Purpose: To oversee maintenance of all Walden Lake common areas.

BYLAWS, POLICY AND PROCEDURES COMMITTEE:

Chairman—Rich Glorioso, Jan Griffin, Robert Hunter

Purpose: Developed required Policies supporting WLCA operations

NOMINATING AND ELECTION RULES COMMITTEE:

Chairman—Alicia Powell, Kevin Brown, Ray Page

Purpose: To ensure elections of directors are in accordance with WLCA documents.

PLANNING, RESERVE PLAN, & PHYSICAL PLANT, CONTRACTS

COMMITTEE: Chairman—Robert Hunter, Jan Griffin, Ray Page

Purpose: To review reserve plan and contracts for completeness and cost effectiveness.

COMMUNICATIONS COMMITTEE:

Chairman—Sharon Philbin, Michael Fiachetti, Bob Bell

Purpose: To assist with newsletter and website content.

COMMUNITY INVOLVEMENT & SAFETY COMMITTEE:

Chairman- Alicia Powell, Ray Page, Robert Hunter

Purpose: To represent Walden Lake homeowners with other members of the community on issues that impact Walden Lake interests.

SPECIAL EVENTS COMMITTEE:

Chairman—Alicia Powell, Bob Bell, Kevin Brown

Purpose: To assist with any events scheduled and conducted for the residents in the Community.

WALDEN LAKE SPORTS COMPLEX COMMITTEE :

Chairman—Ray Page, Robert Hunter, Alicia Powell

Purpose: To develop the plan and monitor the progress of the 5 year plan to improve the Polo Field and convert it into a useable high quality outdoor amenity for WLCA members and their families.

GOLF COURSE COMMITTEE:

Chairman-Sharon Philbin, Rich Glorioso, Robert Hunter,

Ray Page

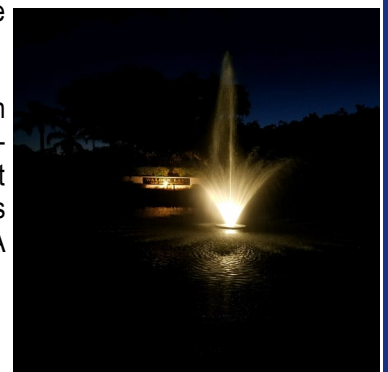
Purpose: To coordinate with the Golf Course owner.

The President serves as Ex-Officio (nonvoting) on all the Committees, thus no more than 3 on each.

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.

- We installed new fountains at the Trapnell Road entrance and the pond at Clubhouse Drive and Timberlane Drive.
- Redesigned the berm at the Alexander Street guard house with a large Holly Tree, several Japanese Blueberry trees and many Crotons. Will be adding up lighting to this area.
- Installed 2 bat houses around the Lake for mosquito control.
- Will be receiving another shipment of potato beetles to release around the lake for the control of the potato vine.
- Residents in Plant City can get free mosquito control fish at Bruton Memorial Library on July 8, 2017 from 12pm-2pm while quantities last. You need a photo ID showing residency in Hillsborough County. These fish can be placed in ponds, fountains, etc. to eat the mosquito larvae and help reduce the mosquito population. This program is through the Hillsborough County Mosquito Control. WLCA will be obtaining some and placing in our ponds and lakes.





School's Out! -Volleyball at the Sports Complex



Birthday Party Time—The Pavilion at the Sports Complex

SPORTS COMPLEX RESERVATIONS

If you or your family is looking for a venue to hold your next family picnic, birthday party, etc. and want to stay close to home, consider the Sports Complex. There is a covered pavilion with four large picnic tables and an oversized grill. There are two horse-shoe pits, two four square pads and tetherball. Additionally, as residents you can use this and any area of the Sports Complex for free on a first come first served basis. To reserve the Ball Field, Sand Volleyball or Soccer Field, below is the information.



The Pavilion

If you would like to reserve an area of the Sports Complex, please contact bet-teg@waldenlake.org or call the office at 754-8999 to check date availability. You can obtain a Reservation Application and a copy of the Sports Complex Rules at the WLCA Office or if you would like it e-mailed, one will be sent to you. Additionally, they are available on our website, waldenlake.org under Resources. If you are not registered, the code is Greenacre2017.

FEES

Half Day (4 Hours) Rental—water available
(Must provide hose)
\$60 under 100 attendees per area
\$100 over 100 attendees per area

Full Day rental (8 Hours)—water available
(Must provide hose)
\$80 under 100 attendees per area
\$150 over 100 attendees per area

DEPOSIT

A deposit of \$100 is required when reserving any area of the Sports Complex. The damage deposit will be refunded if no rule violations occur. All trash must be picked up and put in bags, removed from the receptacle and placed in the waste dumpster located at the SE corner of the Complex and new bag put in receptacle. If WLCA staff time is required to clean the facility, the deposit will be forfeited and additional charges may be incurred. Failure to return the Sports Equipment bag and its contents will result in a forfeiture of deposit.

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.



FOOD BANK DONATIONS NEEDED FOR KIDS

School is out and many children relied on school lunches for their meal. The Food Bank is handing out 700 Kids Food Bags per week. They are in desperate need of kid friendly foods such as:

- Peanut Butter and Jelly Cereal**
- Ramen Noodles**
- Spaghetti's**



Kid friendly soup and foods

Please bring these items to the WLCA office and we will make sure they get to the Food Bank to help the kids this summer.

A total of 778 pounds of food has been donated since January of 2017.

Thank you for your donations!



PLANT CITY CODE ENFORCEMENT

Property Maintenance Concerns:



Overgrown grass, weeds or vegetation

Only grass and weeds over 10 inches high are considered a code violation. Grass and weeds over 10 inches and within 200 feet of any structure or roads must be mowed and maintained. Section 30-62.

Contact: Tray Towles 813-659-4200 ext. 4150 or email: ttowles@plantcitygov.com

DIRECTOR APPOINTED

WLCA Board of Directors welcomes Kevin Brown who was appointed as a Director at the June Board meeting. He fills the unexpired term of Jacob Willis who resigned in May. Kevin is District Manager for Cracker Barrel Old Country Stores. He and his wife Lauren reside in Forest Club.





MEMORANDUM

To: Walden Lake Community Association, Inc.

From: H. Web Melton, III, Esq.

Date: June 15, 2017

Re: Mandatory Membership in the Walden Lake Country Club

File No.: 8943.0

Walden Lake Community Association, Inc. ("**WLCA**") wants to work with Professional Golf Global Group ("**PGGG**") to create a successful Country Club in Walden Lake. One of several ideas discussed has been requiring the residents of Walden Lake to be mandatory members of the Country Club. WLCA has inquired if it is legally permissible for the owners to vote to amend the Declaration to make all residents in Walden Lake mandatory due paying members of the Country Club as part of the Walden Lake assessments.

The Walden Lake owners do not have the legal authority to vote to amend the Declaration to make all residents in Walden Lake mandatory members of the Country Club.

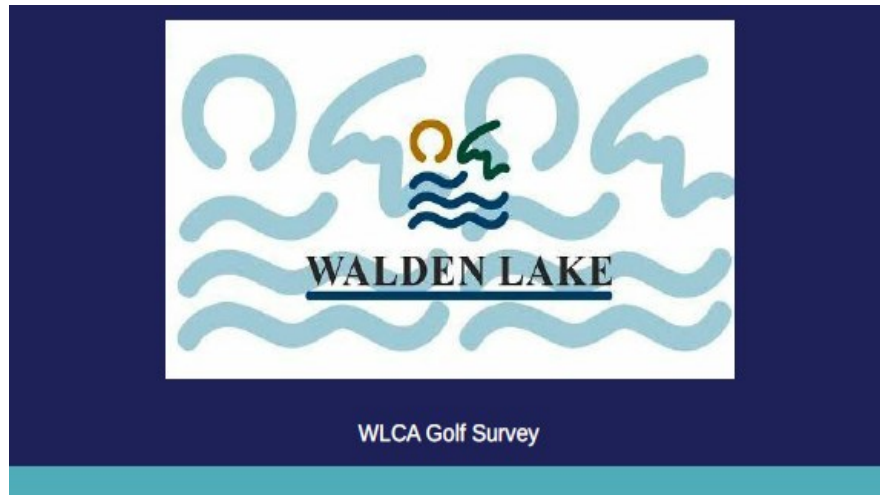
A South Florida Court has already addressed this issue. In South Florida a community was originally set up so that owners could voluntarily join the country club within the community. When the country club started to fail, the community declaration was amended to make owners mandatory members of the country club. The court commented that even though the parties may have had the best of intentions, the mandatory membership in the club destroyed and impaired the general scheme of development for the community as originally intended and relied on by the owners at the time of purchase. Therefore, it was legally impermissible to make membership in the country club mandatory for all owners.

A court in Hillsborough would likely reach a similar conclusion. For the last thirty years membership in the Walden Lake Country Club was voluntarily. Switching the community to mandatory membership would change that original scheme of development of voluntary membership in the Country Club originally established for Walden Lake.

The legislature has also passed a law that is potentially applicable. Florida Statute §720.306(1)(c) states an association cannot pass an amendment to the documents that increases the portion or percentage by which owners share in the common expense unless 100% of the owners and mortgage holders agree. Imposition of a mandatory golf club membership could also create issues pursuant to Fla. Stat. §720.306(1)(c).

While it may be legally impermissible for the owners to vote to amend the Declaration to make all residents in Walden Lake mandatory due paying members of the Country Club as part of the Walden Lake assessments, the Board of Directors is working with its legal counsel, and desires to work with PGGG, to find an alternative legal solution that will enable the Country Club to succeed. WLCA's legal counsel has already discussed several ideas and is hoping that PGGG will retain its own legal counsel so that the parties can discuss how best to proceed.

IMPORTANT SURVEY ENCLOSED WITH THIS NEWSLETTER REGARDING THE GOLF COURSE. PLEASE TAKE THE TIME TO FILL OUT AND RETURN TO THE WLCA OFFICE. THANK YOU—WLCA BOARD OF DIRECTORS



PGGG is in the process of buying the Golf Course Property. The Association needs your feedback regarding the development of the golf course property so it can better understand your perspective along with the desires of our community. We thank you in advance for your participation in this survey. You may drop off your survey at the HOA office or if you wish you may take the survey online at <https://www.surveymonkey.com/r/wlca>

Walden Lake v Visions Lawsuit

Attorney Harley Herman

The lawsuit was filed to confirm rights the community has to require and restrict the use and maintenance of the golf course and related amenities, including the building, pool, tennis courts, etc.. A trial ruling in favor of the community will enable our Association to act on behalf of our residents to prevent the current or any future owner of the golf course properties from failing to maintain or abandoning the property, or changing its use.

As of the writing of this article, the defendant, Visions Golf, LLC continues to defend the lawsuit, despite the recording of a deed which indicates that ownership of the golf course properties has been transferred to Professional Golf Global Group, LLC. (PGGG). PGGG has not chosen to involve itself in this lawsuit, but will be bound by the trial verdict.

Please take a few minutes to fill out the below. Thank you for your participation.

1. What subdivision in Walden Lake do you live in?

2. What is your current living status in Walden Lake?

- I own and live in Walden Lake
- I own more than one residence in Walden Lake
- I own but do not live in Walden Lake
- I rent in Walden Lake
- I am a snow bird

* 3. How many years have you lived in Walden Lake?

1 Number of years 35

* 4. Do you have any intent to sell your home in Walden Lake?

- I have no intentions of selling
- I plan to sell in the next year
- I plan to sell in the next 2 – 5 years
- I plan to sell in the next 5+ years

5. What best describes your age range?

- 18 – 25
- 26 – 35
- 36 – 45
- 46 – 55
- 56 – 65
- 66 – 75
- 76+

* 6. Do you have any children living with you in Walden Lake?

- Yes
- No

* 7. Do you currently have a membership to the Walden Lake Country Club?

- No
- Yes, a Social Membership
- Yes, a Golf Membership

* 8. Have you ever held a membership in the Walden Lake Country Club?

- No
- Yes, a Social Membership
- Yes, a Golf Membership

* 9. How often did you golf at the Walden Lake County Club before it was closed?

- I do not golf at all
- I golf but not at WLCC
- 1 – 5 times per year
- 6 - 10 times per year
- 11 – 20 times per year
- 21 – 30 times per year
- More than 31 times per year

* 10. Does your property abut either golf course?

- Yes
- No

11. If yes to Q10, Would you be interested in purchasing the abutting parcel as an unbuildable, self-maintained lot if the opportunity arose?

- Yes
- No

* 12. Do you oppose the building of additional homes on any portion of the golf course property?

- Yes
- No

* 13. If you oppose the building of additional homes on any portion of the golf course property, why do you oppose it?

- Traffic
- Open Space reduction
- Wetlands reduction
- Scenic Vistas reduction
- Woods reduction
- Wild Life reduction
- None of the above

Other (please specify)

* 14. If the golf course owner were to revitalize the golf course, club house, gym, swimming pool and tennis courts, would you want to purchase a membership?

- No
- Yes, I would purchase a social membership
- Yes, I would purchase a full golf membership

* 15. Would you be willing to pay a voluntary per month fee if it would ensure that the course owners would revitalize the golf course, club house, gym, swimming pool and tennis courts as well as giving each household a social membership with access to these?

- Yes, at \$25 per month
- Yes, at \$50 per month
- No

* 16. If the opportunity was presented to Walden Lake to purchase and control the clubhouse and golf courses, resulting in you having full use of the clubhouse and golf course, would you support an increase in assessment to pay for that?

- Yes
- No

* 17. What amenities do you find most important at the clubhouse?

- Gym
- Pool
- Tennis Courts
- Live Entertainment
- Full Service Restaurant

Other (please specify)

18. Please give us your contact information so we can share information with you and possibly follow-up with additional questions.

Name	<input type="text"/>
Address	<input type="text"/>
Address 2	<input type="text"/>
Email Address	<input type="text"/>

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**Harley Herman: 2015 Plant City Bar President
WLCA Attorney for Walden Lake v Visions Golf**

**Law Office of
HERMAN AND HERMAN**

hermanandhermanesq.com
607 S. Alexander St., Suite 214, Plant City
(813) 704-6892

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



"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?

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

Pat Comstock, Realtor

Direct: 813-759-9449

Text: 813-763-5524

Email: patcomstock@msn.com

Office: 2234 Lithia Center Ln,
Valrico, FL 33596



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 recieved 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



We live, love, sell Walden Lake!

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Angel Miller, REALTOR®
(813) 546-9863

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FROM: 8:00am - 10:00am MONDAY - FRIDAY



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Plant City, FL 33566

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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	President
Michael Fiaschetti	Vice President
Robert Hunter	Treasurer
Alicia Powell	Secretary/ Parliamentarian
Bob Bell	Director
Kevin Brown	Director
Rich Glorioso	Director
Jan Griffin	Director
Ray Page	Director



Walden Lake Community Homeowners Assoc.



87 Miles for Smiles



Operation  Smile



Help Margie Gonzalez celebrate her birthday August 25, 2017 by sponsoring her in a fundraiser for Operation Smile. Margie started walking a mile for each year of her life in order to provide a life changing surgery for a child born with a cleft lip or palate, ending the walk on her birthday, as part of the GFWC Woman's Club International Outreach CSP project.

To be a part of this wonderful project contact Margie at 813-754-4656. Margie is a resident of Walden Lake. In the picture she had just completed 30 miles of her 87 mile quest. (6/14/17)



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. 4150
3329 Michener Pl.	

OTHER

HILLSBOROUGH COUNTY ANIMAL CONTROL	744-5660
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**Modified Phase III
Water Restrictions
One-Day-Per-Week
Before 8AM or after 6PM
June 5-Aug. 1, 2017**

Address

ending in:	Day
0 or 1	Monday
2 or 3	Tuesday
4 or 5	Wednesday
6 or 7	Thursday
8 or 9	Friday



Locations without a discernable address such as rights-of-way and common areas inside a sub: Friday

HAVE A SAFE AND HAPPY 4TH OF JULY!

