

# WALDEN LAKE COMMUNITY ASSOCIATION



# Newsletter



Volume 15, Issue 1

[www.waldenlake.org](http://www.waldenlake.org)

Winter 2016

## ANNUAL CHRISTMAS LIGHT CONTEST

Walden Lake Community held their annual Christmas light entrance contest on December 14th this year under the direction of Walden Lake resident Mary Jane Wagoner. The contest was changed up a bit as in the past Master HOA Directors were the judges. This year the judging was done by non Walden Lake residents. They are Debra Bryant, artist and chairperson of the Strawberry Festival Art Show; Muriel Cook, artist and Marsha Passmore, President of Plant City Entertainment.

Walden Lake residents thank them for spending their time and talents to be our judges. There were 3 categories for each individual subdivision to choose from.

And the winners are:



### Traditional Theme

- 1st: Sutton Woods
- 2nd: Forest Park
- 3rd: Forest Club

### Whimsical Theme

- 1st: Silver Lake
- 2nd: Wedgewood
- 3rd: Paddocks

### Illumination

- 1st: Laurel Lake
- 2nd: Spring Meadow
- 3rd: Walden Place

## EMERALD FOREST—GRAND PRIZE WINNER



\*Photos by Emily Topper of The Plant City Observer

## 2016 MAINTENANCE FEES

By the time you receive this newsletter, you should have received a statement for the first half of the 2016 Maintenance Fees. They were mailed by **GREENACRE PROPERTIES, INC., our management company**, to all residents in early December. If you have not received your statement, or have any questions concerning your account, please call Robyn Lavanda at Greenacre Properties. Her number is 813-936-4127, or call the main number (813) 600-1100 and dial extension #127. You can also e-mail her at : [rlavanda@greenacre.com](mailto:rlavanda@greenacre.com).

For the first time in (5) years dues have increased from \$213 to \$229 per half year, for homeowners and from \$160 to \$172 for condo owners. The first half were due on January 1st, 2016. You can pay the full year assessment of \$458 for homeowners and \$344 for condo owners. If you have not sent your payment for the first half, please do so now and allow 3-5 days for mailing and posting to your account. **WLCA OFFICE WILL NO LONGER ACCEPT DUES PAYMENTS. Mail your dues to the address provided in the mailout.**

If you will be unable to pay your dues by January 31, 2016, please contact the WLCA office immediately at 813-754-8999. We will make every effort to work with you on a payment plan in order to avoid collection and attorney fees.

## DIRECTOR APPOINTED

WLCA Board of Directors welcome Josh Hall who was appointed as a director at the October Board of Directors meeting. He fills the unexpired term of Lynn Buehler. Josh is a Plant City native. He and his wife, Jessica reside in Spring Meadow where he currently serves as President of the Spring Meadow/Juniper Lake subdivision Homeowners Association.



**PRESIDENT'S CORNER—President Robert Hunter****LET'S "PAY IT FORWARD"**

As we end 2015 and begin 2016, our Walden Lake Community has a lot to be thankful for and pleased with. This past year our association has undertaken and completed a multitude of physical improvements and upgrades of community assets. Many have been mentioned in past newsletters; however, we need to continue to work together as neighbors and residents to improve our neighborhoods and quality of life.

One idea, with the new year upon us, is to consider "Paying It Forward" with our efforts around our homes. As we maintain our properties, please consider just one action—that as we pressure wash our houses, roofs, sidewalks and driveways, please consider pressure washing your curb (drainage swale) and that of the neighbor on each side of you. With a concerted, collective effort we can improve the visual appearance of our neighborhood streets. The WLCA is undertaking the pressure washing of the median curbs/islands along Timberlane and Griffin and our entrances. This effort, combined with our upgraded landscaping program, will certainly enhance our physical appearance and reflect positively upon our community of neighborhoods.

Along the same vein, the WLCA Board of Directors in December adopted a 2016 budget with a slight increase in dues: HOAs went from \$213 to \$229 semi-annual and condos went from \$160 to \$172 semi-annual. You have already received your notice/coupon in the mail along with the 2 auto decals. This is the first increase in dues/assessments in 5 years, and compared to other community associations, ours are quite reasonable. The increase was driven primarily because of a recommendation from our Reserve consultant (funds for major capital improvements) identified that we needed to set more funds aside each year because of the age of our community's physical structure and need to replace/improve it, new security service and coupon mailing.

At the beginning of 2016 our efforts will be reflected in improved lake fountains, office building handicapped accessibility, guardhouse upgraded high definition camera system, major tree replacement, completion of the first pavilion in the Polo Field Sports Complex, along with the availability of two 4-square game pads, the soccer field outlined, the baseball field completed and the benches on the berm and team benches installed. The complex will gradually come together in the next few years with a ¼ and ½ mile walking track, exercise stations, basketball court, etc.....for our resident's daytime usage. And, we are hopeful to convince the USPS to restore "our" Mail Drop Box at the entrance.



PAVILION IN PROGRESS

Next year the WLCA Board of Directors will be recognizing and encouraging **National Night Out- August 2, 2016**—an annual community building campaign that promotes the relationship between neighbors while bringing back a true sense of community. Check out their website.

And, finally in "Paying It Forward", please call the office with any issues of fallen or dangerous trees, broken/leaning signs, broken sprinkler systems, street lights out, etc. We need to work together in improving our community, neighborhoods and city.

**2016 DECALS**

Enclosed with your 2016 statement, were 2 new decals. If you did not receive any decals with your statement please call our office @ 813-754-8999. Only those residents who were current with their dues, as of December 31, 2015, received them.

Please remove the old decal (or any other old decal) currently on your vehicle and replace it with the new white **round** decal. They should be placed in the lower left corner of the driver's side, inside windshield. Please clean the windshield and then make sure that any air bubbles are removed. The new decals have a slight adhesive on them, so they will adhere better and not curl up. As of approximately January 15<sup>th</sup>, the Gatehouse attendants will stop vehicles that don't have the new decals.

If you need additional decals, they are \$15 for one and \$25 for each additional. Office hours are **8:30AM to 5:30PM**, Monday through Friday.

**LANDSCAPING UPDATE**

- In the process of replacing electrical lights for the entrances for each subdivision as needed, with more updated equipment.
- A program is being put together to pressure wash all gutters in the community. We would appreciate all Presidents from each sub-division to join in this effort.
- Our maintenance department will inspect and align all road signs, including all signs through-out the park and walking trails.
- Landscaping company will start cutting back the overgrown areas around the lake and walking trail.
- Bridges will be pressure washed to eliminate the green moldy build-up to prevent accidents.
- Will be meeting with the City to identify all trees that need to be trimmed or removed.
- Josh Hall & Ray Page, directors, will meet with the City Manager to see if we can get recycled water to our medians along Timberlane.
- Poinsettias and impatiens were planted at both entrances, and subdivisions.
- Replaced 20 hedges along Trapnell Rd. in back of the Silverlake subdivision.
- The landscape committee would like to thank Eddie Evans and CLC for their cooperation in helping to get some of these projects completed.





## United Food Bank of Plant City

*A Hand Up, Not a Hand-Out*

December 4, 2015

Walden Lake HOA  
3035 Griffin Blvd.  
Plant City, FL 33566

Dear Homeowners:

Thank you very much for your continued support of food and donations to the United Food Bank of Plant City. Food collected directly helps feed families within our community and assist the UFB's Children's Nutrition Outreach Program.

This service provides meals to over 5,000 children each year during out of school times ensuring that no child in our community will go hungry just because schools are closed.

Last year alone, over 68,000 pounds of food was distributed through the Children's Nutrition Outreach Program.

I speak for everyone involved with United Food Bank, we greatly appreciate your donation and support. Together we are making a difference and helping those who need *a hand UP, not a hand out*, right here in our community.

Sincerely,

Christine Miller  
Executive Director



### DOG PARK MEMBERSHIP RENEWAL

Does your dog know when it is time for the Dog Park just by you putting on your shoes at a certain time of day and start going crazy? Then please don't forget to renew your Dog Park membership.

You can renew your membership by coming by the office between 8:30 AM--5:30 PM. Please bring current shot and dog license information to update your file and remember you can ask your vet to print out this information for you. Walden Lake dues must be current to renew the membership. When you renew, we will give you a new key to be used for 2016. The locks will be changed on Friday, January 22, 2016, and only members who have renewed or new memberships will be able to get into the Dog Park. The renewal fees are: **\$25.00--One Dog and \$40.00--Multiple Dogs**. If you are considering becoming a new member of the Dog Park, please add \$10.00 to these costs for the key deposit. If you have questions, please contact Bette Guarino at 754-8999 or [betteg@waldenlake.org](mailto:betteg@waldenlake.org).

The Dog Park is maintained and funded solely by Dog Park Memberships so with the renewals and new memberships, we hope to add more amenities to the Park.



**WLCA WILL CONTINUE COLLECTING FOOD THROUGH-OUT THE YEAR. PLEASE BRING YOUR NON-PERISHABLE ITEMS TO THE WLCA OFFICE AT 3035 GRIFFIN BLVD. WALDEN LAKE RESIDENTS DONATED OVER 1,000 LBS IN 2015!**

### GET READY FOR THE 5TH ANNUAL COMMUNITY WIDE GARAGE SALE



Now that the Holidays are behind us it's time to start gearing up for the Garage Sale. Yes, that means it's time to start cleaning out your closets and garages. Walden Lake's 5th Annual Community Garage Sale will take place on Saturday, April 2nd from 8:00 am – 2:00 pm. Walden Lake will put signage at all the entrances and medians directing traffic to the neighborhoods with residents participating in the garage sale. Additionally there will be advertising in all the local papers and garage sale sites. If you are participating, please e-mail [betteg@waldenlake.org](mailto:betteg@waldenlake.org) so your community can have the signage at the entrance.

We will also have Lighthouse Ministries and Salvation Army trucks available for donations of the items you were unable to sell. If you aren't participating in the Garage Sale you can take advantage of donating your items to the Lighthouse Ministries and/or Salvation Army. The trucks will be located at the WLCA Office.



# HALLOWEEN FUN! OCT 19



## SUGGESTIONS FOR PLANTING WINTER VEGETABLES IN CENTRAL FL.

Cooler weather has finally arrived and it's now time to plant your winter garden. A major advantage to growing winter crops is that there are far fewer insect pests to worry about. Winter vegetables thrive in the cool temperatures and require little care beyond watering and an adequate supply of nutrients. Vegetables to plant:

- |             |                 |                |
|-------------|-----------------|----------------|
| Beets       | Celery          | Kohlrabi       |
| Broccoli    | Chinese Cabbage | Lettuce        |
| Cabbage     | Collards        | Mustard Greens |
| Carrots     | English Peas    | Onions         |
| Cauliflower | Kale            | Radish         |
|             |                 | Spinach        |



### WIN \$25

If you spot **YOUR** address hidden in this newsletter, call the WLCA Office @ 754-8999 and tell us where you found it!



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**LEGAL SERVICES**  
**For Business and Consumers**



Harley and Carol Herman, Attorneys at Law  
 Walden Lake Residents

**HERMAN AND HERMAN**  
 Attorneys at Law

*New Address January 1, 2016*  
 607 S. Alexander St., Suite 203  
 Plant City, FL 33563 (813) 704-6892  
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**Realtor**

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# WALDEN LAKE COMMUNITY ASSOCIATION



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Fax: 813-754-8440  
e-mail: [manager@waldenlake.org](mailto:manager@waldenlake.org)

## MANAGED BY GREENACRE PROPERTIES

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

## BOARD OF DIRECTORS

Robert Hunter	President
Dan Orrico	Vice President
Heather Updike	Treasurer
Terry Murphy	Secretary
	Parliamentarian
Rich Glorioso	Director
Jan Griffin	Director
Josh Hall	Director
Ray Page	Director
Sharon Philbin	Director



Walden Lake Community Homeowners Assoc.

## THE WALDEN LAKE COMMUNITY ASSOCIATION

### Board of Directors Election

March is the time of year the Association mails out the Notice of Annual Meeting and ballots for the election of Director to the Association Board.

There are nine Directors, each serving a three-year term, so every year three positions are open for election. There are no term limits, so Directors often serve multiple three-year terms, but are eligible to run for re-election every three years. After the annual homeowners meeting and election, the Board elects its officers for the following year. There are numerous committees that oversee the Association's business. These committees, such as Budget and Finance, Landscaping and Special Events meet as required and prepare reports and recommendations for the monthly Board of Directors meetings. A General Manager operates from the Association's business office at 3035 Griffin Blvd and conducts the daily business of the Association. Directors need to commit to regular attendance at the monthly meetings and have a willingness to serve on the committees. The monthly Board meetings are structured and are governed by Robert's Rules of Order. The Board meets the third Monday of each month at 7:00 pm unless otherwise specified.

In early February we will be mailing the letter of intent packet for the 2016 election. We encourage anyone interested in running for the Board of directors to respond during the specified time frame outlined in the mailing by completing the notice of Intent form and sending it in before the posted deadline. If you have any questions please contact James Connor at [jconnor@greenacre.com](mailto:jconnor@greenacre.com).

*Have A Happy and Prosperous New Year!*

## 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
<u>OTHER</u>	
WALDEN LAKE GOLF & CC	752-1171
HILLSBOROUGH COUNTY	
ANIMAL CONTROL	744-5660 Ext. 281

## WATER RESTRICTIONS

Water restrictions will remain the same. Two-Days-Per-Week. Even numbered address on Thursday and/or Sunday, and odd numbered address on Wednesday and/or Saturday. Watering times: before 10AM or After 4PM. For more information go to [plantcitygov.com](http://plantcitygov.com).

