

WALDEN LAKE COMMUNITY ASSOCIATION



Newsletter



Volume 15, Issue 3

www.waldenlake.org

Summer 2016



AUGUST 2, 2016

WLCA BACK TO SCHOOL ICE CREAM SOCIAL

Kids K-5 Party in the Sports Complex!

Calling all Walden Lake kids Kindergarten – 5th grade and their parent(s). Join your HOA Board for a back to school social with ice cream novelties, drinks and fun! Each child will also receive a pencil pouch filled with supplies! Rain or shine, the school supplies will be available under the Sports Complex Pavilion.

**Tuesday, Aug 2nd
6:30-8:00pm**

**ICE CREAM
NOVELTIES, FUN &
GAMES**

**Children must be
accompanied by
adult**

**PLEASE RSVP TO
betteg@waldenlake.org
OR CALL 754-8999**

**BRING YOUR
FAVORITE
OUTSIDE GAME**

**WALDEN LAKE
COMMUNITY
ASSOCIATION**
3035 Griffin Boulevard
Waldenlake.org

PRESIDENTS CORNER

SPORTS COMPLEX - MAJOR PROJECTS FOR FUTURE DEVELOPMENT



Baseball Field



Soccer Field



Foursquare Pads

<u>VENUE</u>	<u>AMOUNT</u>
Scoreboard	Donation Request
Horseshoe Pits (2)	\$800.00
Benches for Horseshoe Pits	\$1200.00
2 (1/4 mile Walking Path)	\$25,000 each
Benches and Trees on Hill	\$3,850
Irrigation for ball field	\$3,000
Pavement near dog park	Donation Request
White vinyl fencing on berm	Donation Request
Pavilion #2 20'x 20'	\$20,000
Pavilion #3 20'x 20'	\$20,000
Pavilion #4 20'x 20'	\$20,000
Pavilion #5 20'x 20'	\$20,000
Irrigation for Complex	\$25,000

SPECIAL THANK YOU TO **PLANT IT EARTH** FOR THEIR DONATION FOR THE **BALL FIELD**
 THANK YOU TO RESIDENTS DONATING TOWARD THE VOLLEYBALL SAND COURT

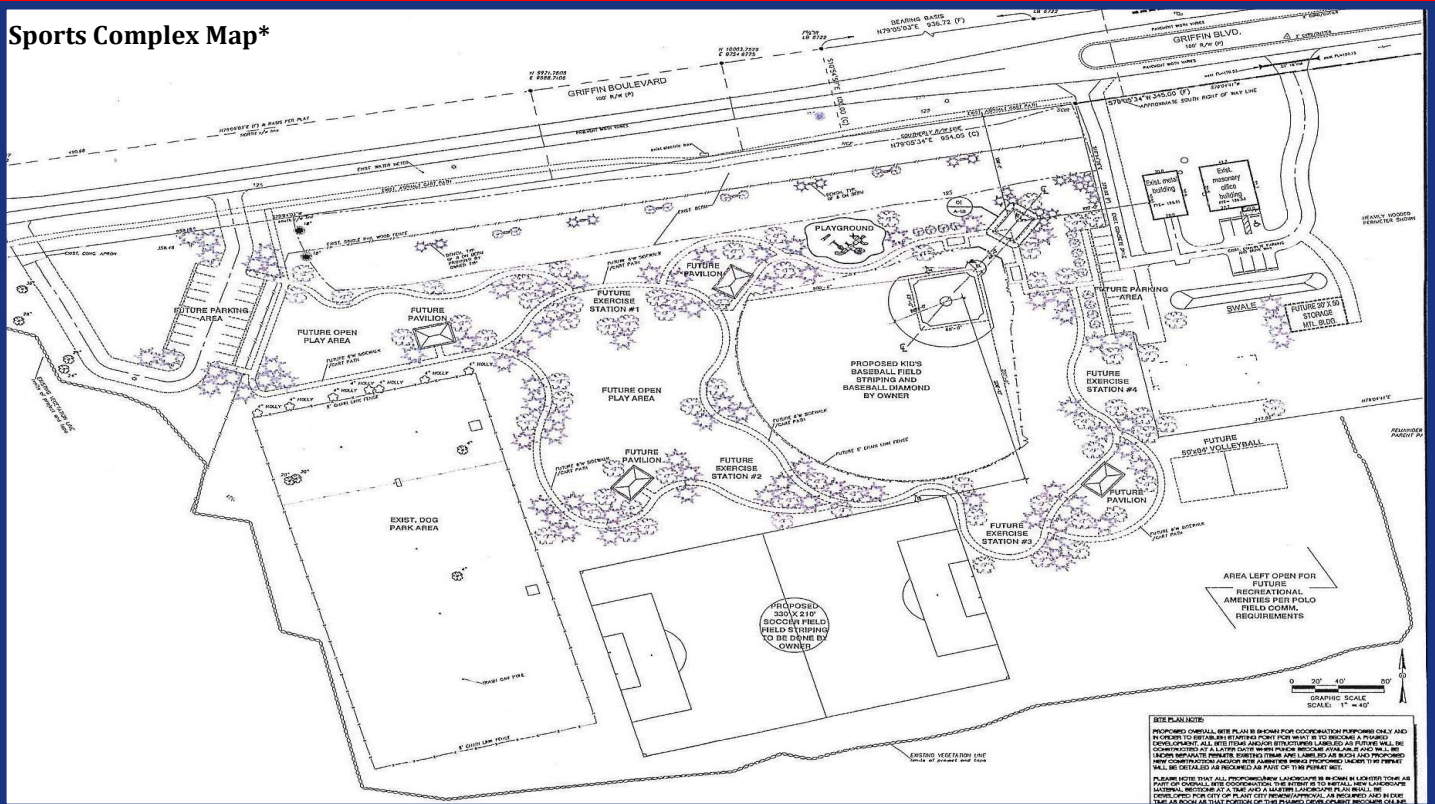
WLCA HAS BUILT ONE PAVILION, GRILL, PICNIC TABLES AND BENCHES ON THE BERMS AND
 INSTALLED THE SOCCER FIELD, FOUR SQUARE PADS (2), PARKING STOPS,
 WATER FOUNTAIN AND PORTA POTTY

WLCA HAS A 5 YEAR PLAN TOWARD COMPLETION OF THE SPORTS COMPLEX.

PLEDGE FORMS ARE IN THE WLCA OFFICE

PLEASE KNOW THAT THE MAP IS A CONCEPTUAL MAP AND MAY VARY*

Sports Complex Map*



SEE PLAN NOTES:
 PROPOSED OVERALL SITE PLAN IS INTENT FOR COOPERATION PURPOSES ONLY AND
 IS NOT TO BE USED AS A BASIS FOR ANY OTHER DEVELOPMENT. ALL SITE WORK AND
 DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL
 BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL
 APPLICABLE AGENCIES. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL
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 PLEASE NOTE THAT ALL PROPOSED DEVELOPMENT IS SUBJECT TO ALL APPLICABLE
 REGULATIONS AND REQUIREMENTS. THE OWNER SHALL BE RESPONSIBLE FOR
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FISHING RULES

Summer and fishing go together like ham and eggs. Unfortunately for those who like to dunk a worm under a shade tree, there is very limited legal fishing in Walden Lake. Here are the rules:

- (1) **Walden Lake:** This is the only legal place for all residents to fish, and fishing there is only authorized for Walden Lake residents.
- (2) **Retention Ponds:** Residents who own property on the retention ponds usually own part of the pond, and can fish from their yards. Fishing is not authorized in retention ponds from Walden Lake community property.
- (3) **Golf Course ponds and lakes:** most of the ponds and lakes in Walden Lake are golf course property and off limits to fishing.



Persons fishing from someone's private property, or community property, or golf course property are trespassing; and can be cited by the police. Most ponds in Walden Lake suffer from runoff from chemicals used for lawn care or golf course care, so fish are probably not very safe to eat anyway.

DUES REMINDER

The 2nd half maintenance fees are due July 1st. You should have received your statement prior to this newsletter. If you haven't done so, please remit your payment with the coupon that was enclosed with your statement. If you have any questions, please contact Robyn Lavanda at 813-600-1100 or rlavanda@greenacre.com.

SPORTS COMPLEX PAVILION OPEN FOR RESERVATIONS

The Pavilion at the Sports Complex is available for use for all Walden Lake residents. As a resident if you would like to reserve the Pavilion, there is a \$40 charge and a refundable \$100 deposit. In addition, if you would like to reserve the ball field, there is a \$40 charge as well.

There are four picnic tables under the pavilion and a large charcoal grill and a Port-a-Potty outside the Maintenance Shed. Residents may use the Pavilion free of charge, but in order to reserve it for a private function and assure it will not be in use, it has to be reserved. There is a Sports Complex Pavilion Reservation Permit Application available at the office. Once reserved it will be posted on the sign at the Pavilion which will alert others it cannot be used during the reserved time.



Waldenlake.org

Are you missing out on e-mails from WLCA? Register using code **WLCA#2016**. We send e-mails to all registered users when there is a special event, crime alerts, lost animals, etc. Because of waldenlake.org new homeowners' two lost dogs were found. WLCA monthly minutes and financials, policies, etc. are all available. If you were registered originally but now can't get in, please contact Bette Guarino, 754-8999 or betteg@waldenlake.org and we can send you a new temporary password and then you can reset it.

Every neighborhood in Walden Lake has a tab under neighborhoods and you can find the documents pertaining to your neighborhood which you can download and print. The Board of Directors for your neighborhood contact information is also available.

Do you have something to sell or having a garage sale—you can post for free. If you want to sign up for the Dog Park, the Application is on the website.

BUDGET AND AUDIT AVAILABLE

COPIES OF THE WLCA 2015 FINANCIAL AUDIT PERFORMED BY DWIGHT DARBY & COMPANY OUT OF TAMPA, FL., AND THE 2016 APPROVED BUDGET ARE CURRENTLY AVAILABLE FOR REVIEW OR COPY AT THE WLCA OFFICE, 3035 GRIFFIN BLVD.



FOOD BANK NEEDS—School is out for the Summer and the Food Bank has let us know they are especially low in food for children. Some examples of what is needed are:

- | | | |
|--------------------------------------|-----------------------------|----------------------|
| Peanut Butter and Jelly | Cold cereals | Canned tuna, chicken |
| Spaghetti 'O' s (canned pasta items) | Applesauce | Ramen Noodles |
| Mac N Cheese | Canned and boxed 100% juice | |
| Kid Friendly Soups | Pudding | |

YOU MAY DROP YOUR ITEMS OFF AT THE WLCA OFFICE: 3035 GRIFFIN BLVD., MONDAY-FRIDAY-8:30AM-5:30PM

FROM THE LANDSCAPING COMMITTEE.

Many of you may have noticed that your individual community entrance does not have any annuals. Since the City of Plant City allots Walden Lake a certain amount of water per month, the committee felt it was in the best interest to plant drought tolerant and Florida friendly plants. We are working closely with our landscaper and a representative from **IFAS, (Institute of Food and Agricultural Sciences)** trying to keep our entrances looking as healthy as possible in the Florida heat. As always, we value our residents input. If you have any questions or concerns, feel free to contact anyone from the landscaping committee: *Ray Page, Alicia Powell, or Sharon Philbin*

NON-BITING MIDGES

Midges: Definition: Are a small two winged fly that is often seen in swarms near water or marshy areas where it breeds.

Don't be worried when walking around the lake that you are being swarmed by mosquitoes. They aren't biting mosquitoes, they are Midges; harmless but a nuisance.



WALDEN LAKE COMMUNITY ASSOCIATION 2016/2017 OPERATING PLAN Revised 4/18/2016

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 and tasks of the committees are described below.

BUDGET, FINANCE, & JOB DESCRIPTIONS COMMITTEE:

Chairman Heather Updike, Ray Page, Rich Glorioso

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

LANDSCAPING COMMITTEE: Chairman—Ray Page, Alicia Powell, Sharon Philbin

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

BYLAWS, POLICY AND PROCEDURES COMMITTEE:

Chairman—Rich Glorioso, Sharon Philbin, Josh Hall

Purpose: Develop required Policies supporting WLCA operations

NOMINATING AND ELECTION RULES COMMITTEE:

Chairman—Jan Griffin, Ray Page, Alicia Powell

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

PLANNING, RESERVE PLAN, & PHYSICAL PLANT, CONTRACTS COMMITTEE: Chairman—Josh Hall, Heather Updike, Sharon Philbin

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

COMMUNICATIONS COMMITTEE: Chairman—Sharon Philbin, Josh Hall, Alicia Powell

Purpose: To assist with newsletter and website content.

COMMUNITY INVOLVEMENT & SAFETY COMMITTEE:

Chairman—Terry Murphy, Sharon Philbin, Ray Page

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

SPECIAL EVENTS COMMITTEE: Chairman—Heather Updike, Jan Griffin, Alicia Powell

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

WALDEN LAKE SPORTS COMPLEX COMMITTEE :

Chairman—Ray Page, Terry Murphy, 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.

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

SHARP EYES: IF YOU FIND YOUR ADDRESS HIDDEN IN THIS NEWSLETTER YOU WILL WIN \$25 CASH. CALL 754-8999 AND TELL US WHERE YOU FOUND IT. (ADDRESS LABEL DOES NOT COUNT)

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.

The Plant City American Legion Post, every year, sponsors a very special ceremony to remember those military personnel who have passed away the previous year, and to keep the memory alive of all who are missing or being held as POW's and to honor those who are still serving our country.



Jan Griffin & Lynn Buehler

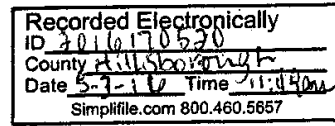
The names of all veterans who have passed away in the previous year are read aloud and then the lists are burned to show their jobs are done and their spirits can rest in peace.

Walden Lake Community Association has participated in this ceremony in past years. It is our privilege to attend and offer a flower memorial for those who fought and who are fighting for our freedoms. This year board member **Jan Griffin** and resident, and former military personnel, **Lynn Buehler** represented Walden Lake Community Association at the ceremony.

The American Legion Post members are to be thanked for all their hard work in presenting this memorial service. It is a blessing to everyone who attends.



Prepared by and return to:
H. Web Melton III, Esquire
Bush Ross, P.A.
P. O. Box 3913
Tampa, FL 33601



O.R. BOOK 24053
Page 441

CERTIFICATE OF AMENDMENT TO THE PRESERVED MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WALDEN LAKE

WHEREAS THE ORIGINAL MASTER Declaration of Covenants, Conditions and Restrictions for Walden Lake recorded in O.R. Book 4733, Page 1883, et. seq. the Public Records of Hillsborough County, Florida on January 31, 1986 and amended pursuant to that First Amendment to Declaration of Covenants, Conditions and Restrictions for Walden Lake recorded in O.R. Book 4758, Pages 96 through 98, that Second Amendment to Declaration of Covenants, Conditions and Restrictions for Walden Lake recorded in O.R. Book 4813, Pages 674 through 676, that Third Amendment to Declaration of Covenants, Conditions and Restrictions for Walden Lake recorded in O.R. Book 4843, Pages 1062 through 1064, that Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Walden Lake recorded in O.R. Book 4939, Pages 599 through 600, that Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Walden Lake recorded in O.R. Book 4974, Pages 1330 through 1334, that Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for Walden Lake recorded in O.R. Book 4992, Pages 401 through 403, that Seventh Amendment to Declaration of Covenants, Conditions and Restrictions for Walden Lake recorded in O.R. Book 5016, Pages 630 through 633, that Eighth Amendment to Declaration of Covenants, Conditions and Restrictions for Walden Lake recorded in O.R. Book 5090, Pages 523 through 531, that Ninth Amendment to Declaration of Covenants, Conditions and Restrictions for Walden Lake recorded in O.R. Book 5090, Pages 536 through 587, that Tenth Amendment to Declaration of Covenants, Conditions and Restrictions for Walden Lake recorded in O.R. Book 5094, Pages 1939 through 1982, that Eleventh Amendment to Declaration of Covenants, Conditions and Restrictions for Walden Lake recorded in O.R. Book 5096, Pages 160 through 162, that Twelfth Amendment to Declaration of Covenants, Conditions and Restrictions for Walden Lake recorded in O.R. Book 5096, Pages 163 through 185, that Thirteenth Amendment to Declaration of Covenants, Conditions and Restrictions for Walden Lake recorded in O.R. Book 5118, Pages 1511 through 1514, that Fourteenth Amendment to Declaration of Covenants, Conditions and Restrictions for Walden Lake recorded in O.R. Book 5230, Pages 665 through 680, that Fifteenth Amendment to Declaration of Covenants, Conditions and Restrictions for Walden Lake recorded in O.R. Book 5463, Pages 239 through 254, that Sixteenth Amendment to Declaration of Covenants, Conditions and Restrictions for Walden Lake recorded in O.R. Book 5557, Pages 1030 through 1033, that Seventeenth Amendment to Declaration of Covenants, Conditions and Restrictions for Walden Lake recorded in O.R. Book 5508, Pages 1586 through 1589, that Eighteenth Amendment to Declaration of Covenants, Conditions and Restrictions for Walden Lake recorded in O.R. Book 5532, Pages 1928 through 1931, that Nineteenth Amendment

to Declaration of Covenants, Conditions and Restrictions for Walden Lake recorded in O.R. Book 5579, Pages 1333 through 1334, that Twentieth Amendment to Declaration of Covenants, Conditions and Restrictions for Walden Lake recorded in O.R. Book 5706, Pages 1150 through 1154, that Twenty-First Amendment to Declaration of Covenants, Conditions and Restrictions for Walden Lake recorded in O.R. Book 5963, Pages 694 through 697, that Twenty-Second Amendment to Declaration of Covenants, Conditions and Restrictions for Walden Lake recorded in O.R. Book 6039, Pages 1761 through 1763, that Twenty-Third Amendment to Declaration of Covenants, Conditions and Restrictions for Walden Lake recorded in O.R. Book 6039, Pages 1764 through 1766, that Twenty-Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Walden Lake recorded in O.R. Book 6050, Pages 342 through 344, that Twenty-Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Walden Lake recorded in O.R. Book 6304, Pages 996 through 1001, that Twenty-Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for Walden Lake recorded in O.R. Book 7109, Pages 1316 through 1318, that Twenty-Seventh Amendment to Declaration of Covenants, Conditions and Restrictions for Walden Lake recorded in O.R. Book 7132, Pages 1360 through 1362, that Twenty-Eighth Amendment to Declaration of Covenants, Conditions and Restrictions for Walden Lake recorded in O.R. Book 7402, Pages 1282 through 1286, that Twenty-Ninth Amendment to Declaration of Covenants, Conditions and Restrictions for Walden Lake recorded in O.R. Book 7620, Pages 1968 through 1972, that Thirtieth Amendment to Declaration of Covenants, Conditions and Restrictions for Walden Lake recorded in O.R. Book 8074, Pages 0218 through 0222, that Thirty-First Amendment to Declaration of Covenants, Conditions and Restrictions for Walden Lake recorded in O.R. Book 8233, Pages 0310 through 0313, that Thirty-Second Amendment to Declaration of Covenants, Conditions and Restrictions for Walden Lake recorded in O.R. Book 8295, Pages 1091 through 1095, that Thirty-Second (33rd) Amendment to Declaration of Covenants, Conditions and Restrictions for Walden Lake recorded in O.R. Book 8413, Pages 0914 through 0916, the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Walden Lake recorded in O.R. Book 17836, Pages 1931 through 1973, and any other amendments, with a post office address of: Walden Lake Community Association, Inc., 3035 Griffin Boulevard, Plant City, FL 33566; and

WHEREAS the Original Master Declaration and all amendments thereto were preserved pursuant to the Notice of Preservation of Covenants, Conditions and Restrictions for Walden Lake Community Association, Inc. recorded in O.R. Book 23774, Pages 828-897 of the Public Records of Hillsborough County, Florida (collectively the "Declaration").

WHEREAS the Declaration may be amended by a vote of two-thirds (2/3) of the members voting in person or by proxy at a regular or special meeting of the members.

NOW THEREFORE we, Daniel P. Orrico, as President, and Alicia D. Powell, as Secretary, of the Walden Lake Community Association, Inc. do hereby certify pursuant to the requirements of the Declaration and Florida law that the following amendments to Article VI, Sections 9 and 13 of the Declaration were approved by two-thirds (2/3) of the members voting in person or by proxy at a regular meeting of the members on April 14, 2016, properly noticed and held in accordance with the Bylaws of the Walden Lake Community Association, Inc.:

I. Article VI, Section 9 of the Walden Declaration is amended as follows:

Section 9. Lien for Assessments. All sums assessed to any Lot or Unit pursuant to this Master Declaration, together with interest and all costs, late fees, and expenses of collection, including reasonable attorney's fees, shall be secured by a continuing lien on such Lot or Unit in favor of the Association.

II. Article VI, Section 13 of the of the Walden Declaration is amended as follows:

Section 13. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage which is given to or held by a bank, savings and loan association, FNMA, GNMA, insurance company, mortgage company or other institutional lender, or which is guaranteed or insured by the FHA or VA. The sale or transfer of any Lot or Unit pursuant to foreclosure of such a first mortgage or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot or Unit from liability for any assessments thereafter becoming due or from the lien thereof. The Association shall, upon written request, report to any such first mortgagee of a Lot or Unit any assessments remaining unpaid for a period longer than thirty (30) days after the same shall have become due, and shall give such first mortgagee a period of thirty (30) days in which to cure such delinquency before instituting foreclosure proceedings against the Lot or Unit; provided, however, that such first mortgagee first shall have furnished to the Association written notice of the existence of its mortgage, which notice shall designate the Lot or Unit encumbered by a proper legal description and shall state the address to which notices pursuant to this Section are to be given. Any such first mortgagee holding a lien on a Lot or Unit may pay, but shall not be required to pay, any amounts secured by the lien created by this Article. Notwithstanding anything to the contrary contained in this Declaration or Florida Statutes, as amended from time to time, the liability of a first mortgagee, or its successor or assignee as a subsequent holder of the first mortgage who acquires title to a Lot by foreclosure or by deed in lieu of foreclosure for the unpaid assessments that became due before the mortgagee's acquisition of title, shall be the lesser of the Lot's unpaid assessments that accrued or came due during the 12 months immediately preceding the acquisition of title and for which payment in full has not been received by the Association or 1% of the original mortgage debt. The foregoing limitation on assessment liability shall only inure to the benefit of a first mortgagee, or its successor or assignee, which shall not include a party who purchases a Lot at an auction or public sale ordered by any court. Other than the Association or a first mortgagee, or its successor or assignee, each owner of a Lot, regardless of how his or her title to property has been acquired, including by purchase at a foreclosure sale or by deed in lieu of foreclosure, is jointly and severally liable with the previous owner(s) for all unpaid assessments, including late fees, interest, costs of collection, court costs and legal fees, that have accrued on an account or came due up to the time of transfer of title. This liability is without prejudice to any right the present owner of the Lot may have to recover any amounts paid by the present owner from the previous owner(s), excluding the Association or a first mortgagee, or its successor(s) or assignee(s). The limitations on first mortgagee liability provided by this Section apply only if the first mortgagee filed suit against the Lot or Owner and initially joined the Association as a defendant in the first

mortgage foreclosure action.

CODING: Added language is marked with a double-underline. Deleted language is marked with a ~~strikethrough~~.

WITNESSES:

WALDEN LAKE COMMUNITY ASSOCIATION, INC.

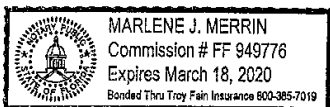
Ray Page
Witness Number 1
Print Name: RAY PAGE

By: Daniel P. Orrico
Daniel P. Orrico, President

Marlene J. Merrin
Witness Number 2
Print Name: MARLENE J. MERRIN

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing Certificate of Amendment was acknowledged before me this 23 day of April, 2016, Daniel P. Orrico, President of Walden Lake Community Association, Inc. who is personally know to me or who produced _____ as identification, who executed the foregoing Certificate of Amendment and severally acknowledge the execution thereof to be his free act and deed as such officer, for the uses and purposes therein mentioned, and that he has affixed thereto the seal of said corporation, and the said instrument is the act and deed of said corporation.



Marlene J. Merrin
Notary Public, State of Florida at Large
Print Name: MARLENE J. MERRIN
My Commission Expires: _____

WITNESSES:

ATTEST:

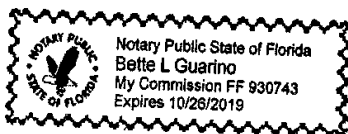
Thomas Sholl
Witness Number 1
Print Name: Thomas Sholl

By: Alicia D. Powell
Alicia D. Powell, Secretary

Bette L. Guarino
Witness Number 2
Print Name: Bette L. Guarino

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing Certificate of Amendment was acknowledged before me this 20th day of April, 2016, Alicia D. Powell, Secretary of Walden Lake Community Association, Inc. who is personally know to me or who produced _____ as identification, who executed the foregoing Certificate of Amendment and severally acknowledge the execution thereof to be her free act and deed as such officer, for the uses and purposes therein mentioned, and that she has affixed thereto the seal of said corporation, and the said instrument is the act and deed of said corporation.



Bette L. Guarino
Notary Public, State of Florida at Large
Print Name: Bette L. Guarino
My Commission Expires: _____



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*Maribel Lorenzo
Assistant Vice President
Branch Manager*



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813.759.2265

www.centerstatebank.com



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 214
Plant City, FL 33563 (813) 704-6892
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"Experience the Destination"

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6:33 - 8:33
Christian Contemporary Acoustic Rock-Praise All Genres

Flavorful & Savory

SALADS & WRAPS MADE FRESH DAILY

READY TO GRAB READY TO GO
(EAT IN or EAT OUT)

SAT EVES LIVE MUSIC
8:33 - 10:33
Bluegrass Country-Acoustic Open Mic Alternative Rock All Genres



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101 E. J. Arden Mays (One block from Train Station)

813-752-1220

Hours: Tues - Fri 8:13 a.m. - 8:13 p.m. | Sat 10:33 a.m. - 10:33 p.m.

Closed Sunday & Monday







Pat Comstock, Realtor

Direct: 813-759-9449

Text: 813-763-5524

Email: patcomstock@msn.com

What sets me apart?

- **Experience:** Selling real estate for 25 years & still going strong.
- Closed \$1,139,990 in sales from May 3- June 3, 2016 (Your home could be next!)
- **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

References available

Office: 2234 Lithia Center Ln, Valrico, FL 33596 -813-689-3115



Walden Lake Resident since 2002

Just Ask Julie
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julie@justaskjulie.com or 813-892-9543

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WALDEN LAKE COMMUNITY ASSOCIATION

3035 Griffin Blvd.
Plant City, FL 33566

Phone: 813-754-8999

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 -5:30pm
Newsletter Editor	Sharon Philbin

BOARD OF DIRECTORS

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



Walden Lake Community Homeowners Assoc.



IMPORTANT DATES

July 4th Celebration: Monday, July 4th 6pm-9pm-
Plant city Stadium on Park Road-for more information go to
www.plantcitygov.com-search July 4 Celebration.

August 2: - Back to School Ice Cream Social-WLCA Sports
Complex-6:30pm-8:00pm

August 10: School Starts

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 TOWELS	Ext. 4141

OTHER

WALDEN LAKE GOLF & CC	752-1171
HILLSBOROUGH COUNTY	
ANIMAL CONTROL	744-5660

HEIRLOOM WATERMELON SALAD

FOR SALAD

1 small seedless watermelon, peeled
and cut into small chunks

1 tbsp. mint, minced

1 tbsp. extra virgin Olive Oil

¼ cup feta cheese

Salt to taste

Place watermelon, tomatoes, mint, and oil
in a bowl and gently toss together

HONEY BALSAMIC GLAZE

½ cup balsamic vinegar

1/3 cup honey

¼ cup granulated sugar

Place all ingredients into a small saucepan and
cook over medium heat, stirring occasionally.

Allow mixture to reduce by half, remove from heat and cool.



Portion the salad onto four plates and top each with a crumbling of feta and drizzle of glaze.

