

# WALDEN LAKE COMMUNITY ASSOCIATION



# Newsletter



Volume 15, Issue 2

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

Spring 2016



## WALDEN LAKE COMMUNITY GARAGE SALE SATURDAY, APRIL 2nd 8:00 AM – 2:00 PM



Start cleaning out your closets and garages. Walden Lake is sponsoring the Fifth 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](mailto:betteg@waldenlake.org). Only neighborhoods with participants will have signs at their entrance.



## WALDEN LAKE COMMUNITY ASSOCIATION 2016 BOARD OF DIRECTOR NOMINEES

The following residents are nominees for Walden Lake Community Association Board of Directors:

**Rich Glorioso**      **Ray Page**  
**Robert Hunter**    **Alicia Powell**

Members will be voting for three candidates in the upcoming election at the Walden Lake Community Association, Inc. Annual Membership Meeting on April 14, 2016. Residents may go to the WLCA website, [Waldenlake.org](http://Waldenlake.org) to see the biographies of the (4) candidates or visit the WLCA office where you may pick up a copy of their biography.

### DON'T GET TOWED



Please remember to have your current WLCA decal clearly displayed on your vehicles front windshield when visiting any of our community's parks. These amenities are for the enjoyment of Walden Lake residents and non-stickered vehicles may be towed at the owner's expense. You may purchase additional decals at the WLCA office for \$15/1<sup>st</sup> additional decal, \$25/2<sup>nd</sup> or more.

### 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. Wal-Mart hangers \$1 for 12.
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 for \$5



# PRESIDENTS CORNER—ROBERT HUNTER

## VANDALISM COSTS EVERYONE, PRESSURE WASHING, AND RECLAIMED WATER

Over the past few months it has been noted that several acts of vandalism have taken place along on our roadsides. The result of the destructive nature of these acts has been costly to our residents and the association who must repair or replace the damaged property caused by the inappropriate behavior of possibly some of our residents.

Along Timberlane Dr. and Griffin Blvd. there have been virtually every 2 weeks or so a destructive effort by individuals to create deep “ruts” on the side of our major thoroughfares that is ugly, costly to repair, and reflects a lack of respect for the community and our community property. The repair takes contractor/staff time to replace and eventually grow back to its original condition. This intentional, purposeful, destructive act is not only inappropriate but, if we are able to identify the individuals, it could prove to be costly to them by way of increased insurance and the possibility of criminal misdemeanor charges. We ask that anyone observing this type of vandalism to please call the Plant City Police Department with the license plate number, type of vehicle, and time and place observed and a description of the vehicle driver. In most instances, the caller can choose to remain anonymous, while relaying information to the Communications Dispatchers. Our goal is to ensure that our community stays beautiful for all to enjoy and to send a message to an intentional offender that selfless acts, such as these will not go unpunished.



Also, with the warmer seasons upon us, everyone is encouraged to double check their automobiles, garages and homes to ensure they are all secured at night and when leaving the area. Most vandalism and thefts within Walden Lake occurs from within and normally happens when a resident fails to lock their vehicle, home or garage doors. So, to all residents, as a precaution and safety measure, please double check that you have locked all your vehicle doors in the driveways. (And, always keep your garage doors closed, when possible.)

**On a more positive note**, please observe that for the next several weeks our crews will be pressure washing the center median curbs on Timberlane Drive and Griffin Blvd. in an effort to improve the appearance of our community. This will take place in addition to the signs being repainted, as well as any leaning signs or fallen signs made upright. Any suggestions pointing out this would be helpful...thank you.

In a similar manner, we will be moving ahead to install (working with the City of Plant City) reclaimed water lines to irrigate (connect to) our current system and add to our non-irrigated roadsides and medians in order to ensure complete coverage at a lower cost and create a more beautifully landscaped Walden Lake.

### WLCA SPORTS COMPLEX



A game of  
Four Square

Completed  
Pavillion



T-Ball & Baseball



3327 Silvermoon Dr.

## NEIGHBORHOOD PRESIDENTS

Each of the 30 neighborhoods in Walden Lake has a President and Board who volunteer their time for each of their residents. Some of the duties of the President and Board include:

- Attend monthly/quarterly meetings with Neighborhood Board;
- Attend quarterly WLCA Board Presidents Meeting;
- Serve as Liaison with Master Association Board and Staff for neighborhood;
- Respond to e-mails/phone calls from residents;
- Monitor/Approve architectural requests/approvals from residents;
- Deed Restriction enforcements, if not managed by outside firm. If managed by outside firm, work closely with that firm;
- Monitor and maintain HOA financial, corporate and State/IRS records;
- Organize social activities for HOA, and other issues as needed.



Below is a listing of the Presidents for each of the neighborhoods who give of their time graciously and tirelessly for their residents. Please remember to give your neighborhood Board members your thanks for all their hard work.

Aston Woods – 185 Homes  
 Charleston Woods – 16 Homes  
 Clubhouse Woods - 55 Homes  
 Eagle Greens – 40 Homes  
 Emerald Forest – 158 Homes  
 Fairway Estates – 28 Homes  
 Fairway Woods – 39 Homes  
 Forest Club – 122 Homes  
 Forest Park – 120 Homes  
 Hammocks – 112 Homes  
 Hampton Place – 38 Homes  
 Juniper Place – 11 Homes  
 Laurel Lake – 65 Homes  
 Paddocks – 172 Homes  
 Parkwood – 150 Homes  
 Polo Place – 16 Homes  
 The Preserve – 39 Homes  
 Silverbrooke – 45 Homes  
 Silverlake – 75 Homes  
 Silverstone – 57 Homes  
 Silverwood – 103 Homes  
 Spring Meadow – 90 Homes  
 Sutton Woods – 80 Homes  
 Tanglewood – 22 Homes  
 Village Green – 38 Homes  
 Walden Oaks – 60 Homes  
 Walden Place – 35 Homes  
 Walden Trace – 21 Homes  
 Wedgewood – 26 Homes  
 Westwood – 250 Homes

Denny Stutler  
 Randy Wainoris  
 Gary Pike  
 Dave Townsend  
 Carrine Narey  
 Gary B. Johnson  
 No Association  
 Dan Harrington  
 Don Choquette  
 Mark Poppell  
 David Elliott  
 Josh Hall  
 Maddie Alford  
 Denise Healey  
 Alicia Powell  
 Steve Howard  
 Dick Zeiner  
 Ed Castleberry  
 Jim Williams  
 No President  
 Terry Redmond  
 Josh Hall  
 Bill Griffin  
 Karen Olson  
 Earl Correira  
 Davey Miles  
 Kathy Grant  
 Al Gray  
 Ray Page  
 Dan Haines

[dstutler@verizon.net](mailto:dstutler@verizon.net)  
[wainoris@tampabay.rr.com](mailto:wainoris@tampabay.rr.com)  
[glpike@me.com](mailto:glpike@me.com)  
[david.townsend3637@gmail.com](mailto:david.townsend3637@gmail.com)  
[jcnarey@outlook.com](mailto:jcnarey@outlook.com)  
[gary@benefitresources.us](mailto:gary@benefitresources.us)

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[mark@poppellinsurance.com](mailto:mark@poppellinsurance.com)  
[elliott.5@verizon.net](mailto:elliott.5@verizon.net)  
[jwjs2004@outlook.com](mailto:jwjs2004@outlook.com)  
[Maddie.alford@floridamoves.com](mailto:Maddie.alford@floridamoves.com)  
[president@paddockshoa.com](mailto:president@paddockshoa.com)  
[rhp4th@aol.com](mailto:rhp4th@aol.com)  
[s.howard@pattcos.com](mailto:s.howard@pattcos.com)  
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[Jimwilliams58@verizon.net](mailto:Jimwilliams58@verizon.net)

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[jwjs2004@outlook.com](mailto:jwjs2004@outlook.com)  
[billjangriffin@gmail.com](mailto:billjangriffin@gmail.com)  
[karen@sbhbo.com](mailto:karen@sbhbo.com)  
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[PageTampa@tampabay.rr.com](mailto:PageTampa@tampabay.rr.com)  
[westwoodpres@yahoo.com](mailto:westwoodpres@yahoo.com)





## WLCA WELCOMES A NEW PROPERTY MANAGER



We are pleased to announce that Tom Sholl will be our new Property Manager for WLCA starting on March 28<sup>th</sup>.

Tom is a State of Florida Licensed Community Association Manager. He has earned additional credentials as a *Certified Manager of Community Associations* and *Association Management Specialist* through the Community Association Institute. He started managing large scale cooperatives and communities in the five boroughs of New York in 1989. In 2005, he moved to Florida to be with family and continued managing community associations, including condominiums, townhomes and homeowners associations.

While in New York, he majored in accounting at State University of New York in Old Westbury. He also achieved an Approved Paralegal Certificate with Honors at C.W. Post College in Brookville, New York.

Tom's personal focus is on his family. He describes himself as a "people person," and enjoys baseball and other sports. **We welcome Tom to Walden Lake!**



### WIN \$25

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

## USPS MAIL DROP BOX IS BACK!!!!



Just recently, Jack Wolff, a previous WLCA board member informed President Hunter that he had received "word" from Mark Barnes, Walden Woods USPS Officer in Charge, that the USPS Mail Drop Box had been installed at its previous location by the guard house on the Timberlane exit lane. This convenience, serving Walden Lake residents, was removed a number of years ago because of vandalism: however, Jack Wolff, individually, has been communicating and talking with USPS officials about returning this needed community convenience. The box will now have a long distance, high definition digital camera focused on it to ensure security. Our deep thanks to Jack Wolff for his service to the Walden Lake residents on this issue and thanks to Mark Barnes of USPS for working with the Walden Lake Community.

## UNITED FOOD BANK



In 2015 the Food Bank sent out to the community a total of **737,835 pounds of healthy, wholesome groceries** to needy families in Plant City. The Food Bank would like to thank the residents of Walden Lake that contributed food to help make this possible. A total of 31,404 families were served.

WLCA will continue to collect your non-perishable items throughout the year. You may bring your donations to the WLCA office, 3035 Griffin Blvd, Monday-Friday, 8:30am—5:30pm. As you can see by the figures, the Food Bank feeds a lot of families and your donations are appreciated. Please check the expiration date on the products you donate.

**"A Hand Up, not a Hand Out"**

## WALDENLAKE.ORG

Are you a registered user of the updated website of waldenlake.org? If not, please visit waldenlake.org and for non-registered users, the code is **WLCA#2015**. If you registered in the past, you were sent a new registration code in Oct. 2015. If you have lost your code or have problems, please e-mail [betteg@waldenlake.org](mailto:betteg@waldenlake.org) or call Bette Guarino At 754-8999. Once registered you can:

- **Receive emergency alerts and crime updates**
- **Receive announcements of Community Events**
- **Free Classifieds**
- **View the Agenda for the upcoming WLCA Board meeting**
- **View the approved minutes of the WLCA Board meetings**
- **View all Board approved WLCA Policies**
- **View your neighborhood documents**

## SHREDDING SERVICES OFFERED FOR WALDEN LAKE RESIDENTS

Saturday, **April 16, 2016** from 9am-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](http://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





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**(813) 758-9586**

Angel Miller, REALTOR®  
**(813) 546-9863**

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- Your Local Experts in Walden Lake Real Estate

**KELLERWILLIAMS.**

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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  
 Available Evenings and Weekends

**\*We are on Angies List!**  
 Jeff Walden Painting Inc.  
 jeffwaldenpaint@mac.com  
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PLANT CITY

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# The Perfect Place For A Party Or Meeting

**Fresh Baked Pastries**  
**Gourmet Koffees**

**FRI EVES LIVE MUSIC**  
6:33 - 8:33  
Christian  
Contemporary  
Acoustic  
Rock-Praise  
All Genres

BABY SHOWERS • BIRTHDAYS • WEDDING SHOWERS  
CORPORATE MEETINGS • FAMILY GET-TOGETHERS  
PRESENTATIONS • CELEBRATIONS

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**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



### Downtown Historic Plant City

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](mailto:patcomstock@msn.com)**



### What sets me apart?

**Experience:** Selling real estate for 25 years & still going strong.

**References available**

**Community:** Walden Lake resident for 30 yrs (For the past year, my Walden Lake listings average only 23 days to contract)

**Patience:** Whether you are buying or selling, you talk and I listen so we can obtain the best results for you

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

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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](mailto:manager@waldenlake.org)

## MANAGED BY GREENACRE PROPERTIES

Bette Guarino	Manager
Marlene Merrin	Administrative Assistant
Hours	Community Administrator
Newsletter Editor	Monday-Friday, 8:30am –5:30pm
	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.](#)



## WALDEN LAKE 2016 ANNUAL MEMBERSHIP MEETING

The Walden Lake Community Association, Inc. will hold its annual membership meeting on Thursday, April 14, 2016 at 7:00 PM in the Sanctuary at the Plant City Church of God, 2103 Mud Lake Rd. All residents are urged to attend.

If you cannot attend, please be sure to return your proxy in one of the following methods:

1. Mail your proxy to Greenacre Properties, 4131 Gunn Highway, Tampa, Florida, 33618 in the self- addressed postpaid envelope provided.
2. Scan and e-mail it to [mshaw@greenacre.com](mailto:mshaw@greenacre.com) until noon on April 14<sup>th</sup>.
3. Seal it in the provided envelope and drop it in the locked ballot box inside the Walden Lake office at 3035 Griffin Boulevard by Wednesday, April 13<sup>th</sup>.

If you have comments or suggestions about the Walden Lake Community Association, the membership meeting is another opportunity to bring them up. Due to time constraints, each member will be limited to 3 minutes or less. Should your comments or suggestions be relative to your specific neighborhood association, please attend the individual association meetings. If you have any questions about the meeting or the Limited Proxy, please call Marlene Shaw at 813.936.4149. Please also call or e-mail Marlene Shaw at [813.936.4149](tel:813.936.4149)/[mshaw@greenacre.com](mailto:mshaw@greenacre.com) if you do not receive your notification of the Annual Meeting in the mail. We hope to see you there on Thursday, April 14<sup>th</sup>.

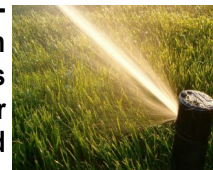
## USEFUL TELEPHONE NUMBERS

### 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).