

WALDEN LAKE COMMUNITY ASSOCIATION



Newsletter



Volume 17, Issue 1

www.waldenlake.org

Winter 2018

ANNUAL CHRISTMAS DECORATING CONTEST WINNERS

GRAND PRIZE WINNER: WEDGEWOOD*



2018 ANNUAL DUES

By the time you receive this newsletter, you should have received a statement for the first half of the 2018 ANNUAL DUES. They were mailed by **GREENACRE PROPERTIES, INC., our management company**, to all residents in early December, 2017. If you have not received your statement, or have any questions concerning your account, please call Megan Diaz at Greenacre Properties. Her number is 813-936-4127, or you can call the main number (813) 600-1100 and dial extension #127. You can also e-mail her at: mdiaz@greenacre.com. The first half was due on January 1st, 2018. You can pay the full year assessment of \$528 for homeowners and \$398 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. **All accounts delinquent thirty (30) days after the due date will be charged a \$25 late fee and interest.**

WLCA OFFICE WILL NO LONGER ACCEPT DUES PAYMENTS. Mail your dues to the address provided in the mailing.

Happy New Year!

waldenlake.org

Do you want to receive e-mails that alert you to crime reports and happenings in Walden Lake? Do you want to be able to access WLCA Agendas, Minutes and Financials? Do you want to be able to access your individual HOA documents, Board information and ACC forms? If you do, then register on waldenlake.org with the registration code **Greenacre2017**.

Traditional Theme

- 1st: Clubhouse Woods
- 2nd: Silver Lake
- 3rd: Hampton Place

Whimsical Theme

- 1st: Westwood
- 2nd: Silverstone
- 3rd: Paddocks

Illumination

- 1st: Charleston Woods
- 2nd: Eagle Green
- 3rd: Aston Woods



Clubhouse Woods *



Charleston Woods



Silverstone *

*Congratulations to all the winners and **THANK YOU** to all of the subdivisions for participating and doing such a fantastic job of decorating.*

* Photos courtesy of Breanne Williams, Plant City Observer

PRESIDENTS CORNER - SHARON PHILBIN

A year in review -

Greetings, fellow WLCA residents. 2017 has been a productive and busy year at Walden Lake. A special thank you to our manager Tom Sholl and the entire staff, Bette Guarino, Marlene Merrin, Larry Truman, Kenny Hall and our Landscape Contractor CLC Landscape.

- The landscape committee and staff had special challenges this year that included Hurricane Irma, back in September. Most of the clean up was handled swiftly by our staff and CLC Landscape. I think you will all agree they did a great job.
- WCI (former developer of WL) quit-claimed two parcels on Sydney Rd and Alexander to WLCA. These properties are currently on the market with a Commercial Realtor since 11/26/2016. We have had a problem with homeless trespassing onto these properties which sometimes results in a major cleanup when this happens.
- Our landscape committee worked with the City requesting that our water allowance be extended to a yearly usage instead of a monthly usage. This new agreement now allows for the association to roll over any unused allocations during the wet months and make use of that water during the dry months, without incurring any costs. This is a huge savings toward our water bills for WLCA. WLCA waters the medians in exchange for water allotment for the City right of ways.
- WLCA continues to have issues with the use of the park by people who do not have WL decals. Signs have been posted alerting people that the park is private property and decals are required. We do have a towing policy and cars are tagged with a warning. There has been some towing of cars. Extra decals can be purchased at the WLCA Office with proof of address.
- A new flag pole was purchased for the Alexander entrance displaying the US flag as well as our WLCA flag.
- We also worked out an agreement with the contractors that installed the new roadway and infrastructure to get the parking lot at the dog park paved at no cost, for the use of this area by their crews during the road construction.
- Walkway repairs to bridges and paths will be addressed in 2018.
- In July, 2017, WLCA asked VP Mike Fiaschetti to prepare a golf survey for WL residents. The results of the survey can be found on waldenlake.org.
- Repairs were made at the Turkey Creek entrance and two new fountains were installed in the ponds at the entrance to Clubhouse Drive and at Trapnell Road.

PRESIDENTS MEETING: The next meeting will be held on Monday, January 15th @6PM, WLCA Office, 3035 Griffin Blvd. Please plan to attend.

- WLCA's annual Halloween party was held on 10/24/17 and was a huge success that was enjoyed by many. Thank you Chair Alicia Powell, staff, and Board members for your tremendous help toward making this an awesome event.
- Update on golf course: WLGC as of 9/2017, has had a Receiver appointed to monitor the property by Today's Bank as a result of foreclosure proceedings filed against Visions Golf LLC. As of this writing, Today's Bank is mowing the Golf courses.
- A traffic study was presented to WLCA by Sgt. Van Duyne and he noted that there is concern regarding speeders and the traffic unit has been made aware of this study. WLCA has requested the police department to have speed checks set up based on the amount of traffic coming through exceeding the speed limit.
- Walden Lake residents donated a record amount of food (over a ton) to the Food Bank this year. The Food Bank thanks you.
- The sports complex is in full operation and many residents are enjoying the baseball field, sand volleyball, soccer goals, horseshoes, tetherball and foursquare.

WLCA wishes you a healthy and prosperous New Year!

HOWL-O-WEEN FUN—2017



Celebrate Arbor Day

ARBOR DAY



Every year Florida celebrates Arbor Day on the 3rd Friday of January. This year that date is January 19, 2018. So, what is Arbor Day and why do we celebrate? The Arbor Day celebration began in Nebraska by a gentleman by the name of Julius Sterling Morton, a journalist and politician from the Morton Salt family. He was a transplant from Michigan where trees were bountiful, to Nebraska where the wind would whip through areas because there were no trees to buffer the landscape. He contracted for one million trees to be transported to Nebraska and requested from the governor of Nebraska a day that could be set aside for those trees to be planted. On April 10, 1872 the trees were planted. From that successful planting came the inspiration of Arbor Day throughout the United States and now several other countries.

Most states celebrate Arbor Day in the spring when the soil has warmed enough to allow the trees to be planted. In Florida the best time for tree planting is from December to February, thus the third Friday of January was selected for Florida's Arbor Day. Arbor Day is the only day we celebrate that looks to the future. We are planting so the next generations can enjoy the trees we plant.

Trees offer shade for homes, shelter for birds and small animals, sometimes fruit for us to eat, they help hold soil in place, cut the winds, provide oxygen, help save energy, purify water, reduce pollution, reduce noise, can offer increased property value, and they can offer wood to build with in the future. Plant a tree and take care of the trees we have so the next generation can enjoy,



5 Reasons WHY Scoop Your Dog's Poop?

- 1) Rain washes dog waste and pollutes water (lakes, rivers, ponds, ocean, etc.)
- 2) Making drinking water unsafe and swimming dangerous.
- 3) Some dog's waste are unhealthy and may contain harmful organism such as E.Coli, campylobacter, parasitic worms, toxoplasma, and giardia.
- 4) It is a health hazard for other pets and as well as humans.
- 5) Be a responsible Dog Owner. It's not that hard. It's your Duty to Scoop Your Dog's Poop.

DID YOU KNOW?

Dog poop is the #3 cause of water pollution.

According to the EPA dog poop is as toxic to the environment as chemical and oil spills.

78 million dogs currently live in the United States.

FACT: Our natural ecosystem can handle 2 dogs per sq. mile. In urban areas, there are 125 dogs per sq. mile.

Dog waste tops the list of complaints against dogs, more than dog aggression, nuisance barking or unsupervised dogs. Most complaints are about people not cleaning up after their dogs.

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–5:00 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 2018. The locks will be changed on Friday, January 19, 2018, and only members who have renewed or new memberships will be able to get into the Dog Park. The renewal fees are: **\$35.00--One Dog and \$50.00--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.

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.





CITY OF PLANT CITY –RECYCLING PROGRAM INFORMATION

To participate in this voluntary program, citizens can have a blue bin delivered to their home by calling 813-757-9208 and provide:

- Name
- Address
- Phone number



A bin will be delivered within 5 working days. You may also come to the Solid Waste Division at 1802 Spooner Drive and pick up a blue recycling container at no charge. Curbside pick up is one day per week. For pick up dates, please call the Solid Waste division.

Here are some recycling tips for those that are already in the program.

Residential Customers can recycle the following items in their blue bin (please DO NOT bag the items):

- Aluminum cans
- Plastics bottles and containers
- Milk, juice and broth cartons
- Cardboard
- Newspaper and office paper
- Glass bottles and jar

Recycled Item Preparation

When wet or dirty items are placed in the bin, they spoil the entire load. This means none of the items can be recycled.

- Cans should be emptied, rinsed and dried
- Green, brown, or clear glass containers should be clean inside and metal caps removed and thrown away. Remove labels.
- Insides of plastic containers should be rinsed out and dried. No lids please.
- Cardboard should be flattened, dry and clean (no greasy pizza boxes, for example)

Items commonly placed in bins that are NOT accepted:

Plastic bags, dirty food containers, clothes hangers, batteries, light bulbs, electronics, clothing, diapers, cords, wires, hoses, styrofoam, dishes, pans, ceramics, mirrors, fake plants, children's toys, patio furniture, rubber items.

RECYCLE PICKUP FOR WALDEN LAKE RESIDENTS IS ON THURSDAYS



WLCA 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 three Directors 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 2018 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 before the posted deadline. If you have any questions please contact Tom Sholl at tsholl@greenacre.com.



UNITED FOOD BANK

Many thanks to all the residents who have donated food in 2017. This was the best year ever in the amount of food donated by our residents, over 2500lbs. WLCA will continue to collect donations for the food bank throughout the year. You may bring your non-perishable items to the WLCA Office, 3035 Griffin Blvd., Monday-Friday, 8:30am-5:00pm. Don't forget to check the expiration date or use by date as the Food Bank cannot accept those items.

"A Hand Up, not a Hand Out"



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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

My Crew



Elena Helms
Bilingual Assistant
(Se Habla Español)

Kevin Helms
World Champ Race Car Driver
Mr. Fix-it



Robert Burdette
2017 Honor Graduate

What sets me apart?



7 Reasons You Should Hire Me to Sell Your Home:

- 3006 Sutton Woods - 1 Day to contract
- 1209 Spotted Lilac - 2 Days to contract
- 107 Seville Ct - 3 Days to contract
- 2658 Charlie Taylor Rd - 5 Days to contract
- 604 Sandalwood - 7 days to contract
- 3458 Silver Meadow Way - 22 days to contract
- 2884 Hammock Drive - 30 days to contract

My Experience

- Multi-million-dollar producer
- Selling real estate for 27 years
- Walden Lake resident for 32 years
- I know the market!

Patience

- Whether you are buying or selling, you talk and I listen!

Pat Comstock, Realtor

Direct: 813-759-9449
Text: 813-763-5524

Email: patcomstock@msn.com
Office: 2234 Lithia Center Ln,
Valrico, FL 33596



And if you're buying...

Pat Comstock went above and beyond anything I ever expected from a Realtor during the buying process. She was professional, courteous, extremely knowledgeable, and willing to help me in every facet of the purchase. When it comes to choosing a Realtor, I would absolutely recommend Pat to any prospective buyer or seller. Outstanding job Pat, you're the best!

(D. Anderson)



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Tony
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WALDEN LAKE COMMUNITY ASSOCIATION

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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.

2018

DECALS



Enclosed with your 2018 statement, were 2 new decals. If you did not receive any with your statement, please call our office @ 813-754-8999.

Please remove the old decal currently on your vehicle and replace it with the new white octagonal decal. It should be placed in the lower left corner of the driver's side, inside windshield. (Clean windshield prior to placing it) On or around January 15th, the Gatehouse attendants will stop all incoming vehicles that do not have the current decal.

Additional decals may be purchased at the WLCA Office, Monday-Friday, 8:30am-5:00pm. The cost is \$15 for one and \$25. for each additional.

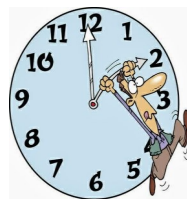
MARK YOUR CALENDARS

Florida Strawberry Festival
March 1-11



Grand Parade
March 5

Daylight Savings
time begins,
March 11



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

OTHER

HILLSBOROUGH COUNTY ANIMAL CONTROL	744-5660
---------------------------------------	----------

3208 Silver Lake Ct

Ext. 281

SHARP EYES:

If you spot your address hidden in this newsletter, you can win \$25 cash (mailing label doesn't count). Call 754-8999 and tell us where you found it.



MARK YOUR CALENDARS—7TH Annual Community Wide Garage Sale—April 7

The Holidays are over so it's time to start gearing up for our Annual Garage Sale to be held in the Spring. This year it will be on April 7th, from 8am—2pm. Watch for more information on our Website, WaldenLake.org, and the Spring Newsletter.

