



Newsletter



Volume 16, Issue 4

www.waldenlake.org

Fall 2017

WALDEN LAKE KIDS-N-KANINES NINTH ANNUAL

HOWL-O-WEEN FESTIVAL

SATURDAY, OCTOBER 21ST 1:00PM -4:00 PM

*****FREE FOR ALL*****

HAMBURGERS & HOTDOGS

SNOW CONES & COTTON CANDY

Costume picture craft by Natalie Sweet & Team

Pumpkin to decorate and take home

Moonwalk and 20 Foot Slide

Hay ride for young and old

Over 15 games with prizes

Face Painter



COSTUME CONTEST

Kid Ages 0-12 with 6 age brackets

Most Original, Scariest, Cutest & Prettiest

Kanines 1st-4th Place

Team Contest: One family/Kanine combo 1st-3rd Place

Times will be posted on waldenlake.org

All Walden Lake residents and their four legged friends are invited to share in the fun with this free event. If you are planning on attending, please send an e-mail to the office at betteg@waldenlake.org with number of attendees and ages of children so we have enough goodies for all or call the office 754-8999.





PRESIDENTS CORNER - SHARON PHILBIN



Residents,

With elections looming this fall, please allow me to state the rules for temporary and campaign signs as stated on the Plant City website as well as our own WLCA HOA policy. www.waldenlake.org

Plant City requirements for Temporary Signs on Right-of-Ways:

Temporary signs shall not be located within the public right-of-way (which includes most of the linear grassy area adjacent to the roadway), publicly-owned land, or easement for the use of the public or public utility service providers. Note: As a guide, utility poles are typically located within the public right-of-way, and where there are sidewalks, the sidewalk and everything between the sidewalk and the street is within the right-of-way.

Temporary Signs on Private Property:

Temporary signs may only be placed on private property – and only with the owner’s permission.

Obstructions:

Signage shall not obstruct or impair access to public property or right-of-way, traffic control signs, bus stops, or fire hydrants.

Method of Posting:

Signage and/or banners are not allowed to be tacked, nailed, posted or affixed in any manner on trees, utility poles, fences, rocks, or other such supporting structures.

Note: It is up to each subdivision to enforce its individual sign restrictions within their subdivision.

Proximity to Right-of-Way and Property Lines:

No part of any sign shall be located within 5’ of any property line or right-of-way.

Length of Posting:

Temporary signs may be posted for up to 90 days, at which time the sign must be removed or replaced.

Procedure for collection of temporary signs by the Code Enforcement Department:

Inspectors will only collect those temporary signs which are located on or project over public rights-of-way, publicly-owned land, or easement for the use of the public or public utility service providers. Such prohibited signs shall include, but not be limited to, handbills, posters, advertisements, or notices that are attached in any way to or upon lampposts, telephone poles, utility poles, bridges, sidewalks or other public property or improvements.

Individuals who violate the City's temporary sign ordinance may be fined up to \$250 a day for a first offense.

WLCA CC&R's pertaining to campaign signs:

No Political, or signs of any type, are permitted on WLCA common areas

Enforcement:

WLCA reserves the right to remove all signs not in compliance with these policies.



GOLF COURSE UPDATE as of 9/18/2017

As of 9/6/2017, Today's Bank of Arkansas, first mortgage holder of WLGC property owned by Visions Golf, LLC, was granted by the Court the right to appoint a Receiver to oversee the golf course property. The Receiver will more than likely begin evaluating the condition of the course very soon and implement what needs to be done to prepare the golf course for foreclosure sale.

Definition of a receivership: In law, receivership is a situation in which an institution or enterprise is held by a receiver—a person "placed in the custodial responsibility for the property of others, including tangible and intangible assets and rights"—especially in cases where a company cannot meet financial obligations or enters bankruptcy or foreclosure.



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**.

WLCA SURVEY RESULTS

For the results of the survey in the last newsletter go to:

<https://www.surveymonkey.com/results/SM-9VZ2PLCL8/>





ANNUAL CHRISTMAS DECORATING CONTEST

It's hard to believe, but it's that time of the year again! Time to start getting ready for the Annual Christmas Decorating Contest for the neighborhood entrances. The same judging format used last year will be used again this year.



THE CATAGORIES TO BE JUDGED

- Traditional Theme: Trees, wreaths, lights, etc.
- Whimsical Theme: Santa, toys, trains, etc.
- Lights Predominant: Illumination with no apparent theme

The size of the subdivision or display will not be a factor when judging. **Judging will be on Tuesday, December 12th, shortly after dark.**

CASH PRIZES:

- \$150.00—1st place
- \$100.00—2nd place
- \$ 75.00—3rd place
- \$175.00—Grand Prize



Total prizes to be awarded are 10. Signs will be placed at every winning display showing what place was awarded. By **November 6th**, please send to the Walden Lake volunteer which Category best suits your subdivision. For those with multiple entrances please designate which entrance you would like judged.

Send this information to: **Mary Jane Wagoner @ mjwagoner5757@gmail.com.**



DOG PARK FEES REDUCED

Attention all Dog Owners. Beginning September 1, 2017, Dog Park Memberships are reduced for the remainder of 2017. You may join by coming to the office or contacting Bette Guarino at betteg@waldenlake.org to obtain a Membership Application or to arrange for membership by mail. The reduced fees are:

- \$15.00 One Dog
- \$20.00 Multiple Dogs
- \$10.00 Key Deposit

Current shot and dog license information is necessary. Only residents who are current with their Walden Lake dues can become a new member. 2018 dues will be \$25 for one dog and \$40 for multiple dogs plus a \$10 key 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 to claim your prize!



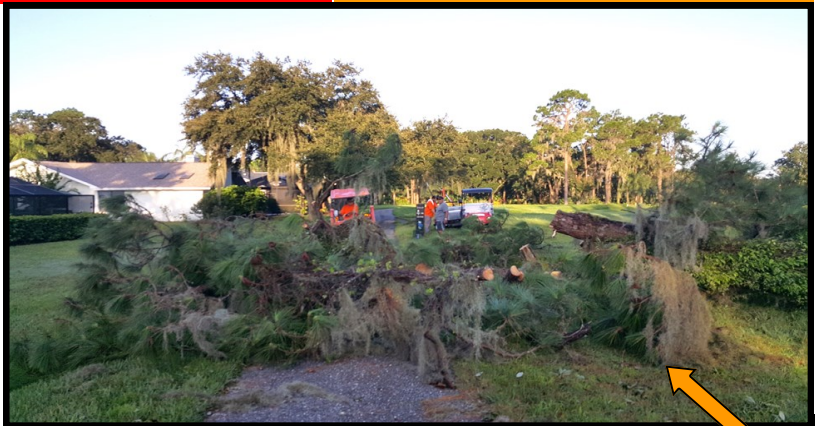
AFTER THE STORM- - - - -

Landscaping Update

A special thank you to the WLCA maintenance staff for the clean-up of Walden Lake in a very timely manner. They worked many long hours to bring us back to normal. There will be continuous clean-up for falling limbs and other debris left by the storm.

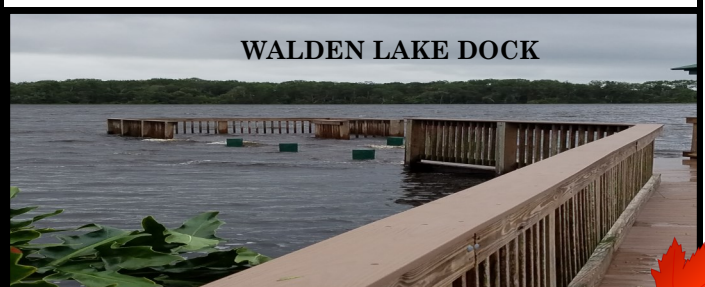
Also, The City of Plant City has done a great job picking up debris in a timely manner and will continue to do so.

Bridge on path behind Spring Meadow



Maintenance staff, Larry Truman and Kenny Hall remove one of the many fallen trees from the walking paths.

WALDEN LAKE DOCK





HELP US FILL OUR EMPTY SHELVES

With the holidays quickly approaching, our shelves are desperately in need of restocking. We had an extremely high need this summer and distributed over 700 kid bags each week with kid friendly items such as peanut butter, jelly, cereal, fruit cups and macaroni and cheese. Now, we are starting from scratch to build those supplies back up to ensure we can provide the same amount of food for the upcoming holiday breaks.

In August alone, we distributed over 118,000 pounds of food and served 3,300 of our fellow residents. It's support from neighbors like you, which ensures us the ability to provide food for individuals during difficult and challenging times. Some just really do need a hand up! We appreciate your consideration and any non-perishable food items and/or monetary donations are always welcomed.

Donation Hours: Mon., Wed., Thurs., Fri.: 8am-4pm, Tues. 8am-6:30pm
 United Food Bank is located at 702 E. Also brook, Suite H

Thank you to Walden Lake Residents who have donated to the food bank this year. Total lbs. donated are 1562 through August. We will continue to accept donations at the WLCA office, 3035 Griffin Blvd. 8:30am-5:00pm ,M-F.



FOOD DONATION W I S H L I S T

United Food Bank of Plant City
 702 E. Alsobrook Street, Suite H
 Plant City, FL 33563

Phone: 813.764.0625
 Email: mheysek@ufbpc.org

Business Hours: Mon., Wed., Thurs., & Fri 8am-4pm Tues. 8am-6:30pm



HELP US FILL OUR EMPTY SHELVES

canned tuna
 canned chicken
 canned beef stews
 canned salmon
 bean soups
 canned or dried beans
 baked beans
 canned chili
 peanut butter
 canned nuts
 rice and rice mixes
 canned pastas
 noodle mixes

dry noodles and pastas
 macaroni and cheese mix
 cold cereals
 bran cereal
 shredded wheat
 hot cereal mixes
 oatmeal
 bread, muffin, and pancake mixes
 whole-grain crackers
 granola bars
 graham crackers
 flour

bread
 nonfat dry milk
 evaporated milk
 instant breakfast drinks
 shelf-stable (UHT) milk (small boxes)
 canned and boxed pudding
 canned vegetables
 vegetable soup
 canned tomato products
 spaghetti sauce

V-8 juice
 canned fruit
 raisins
 applesauce
 dried fruits
 fruit leather (100% fruit)
 canned and boxed 100% juice
 vegetable oil
 salad dressing
 syrup
 jelly and jam
 honey
 sugar



2017 DUES AND DECALS

In mid to late December watch your mail for your 2018 dues statement. The first half of annual dues will be due on January 1, 2018. If you wish, you can pay the entire amount in January. In the same envelope, you will also receive two auto decals for next year. If you need more than two, they will be available at our office. The cost for additional decals are: \$15 for one and \$25 each for two or more.

Please be sure to send your payment on time so you won't be charged any interest or a \$25 late fee. If you do not receive your statements by December 31, please call our office at 813-754-8999.



Thank You For Not Feeding Us Bread

Bread makes us ill, as it does not contain the right nutrition or calories that we need to keep us warm in winter.

Rotting bread pollutes our water and causes nasty surface algae, which kills our fish and gives us diseases. It also makes our water smell

WE DO LIKE:
 Cut seedless grapes,
 cooked rice, birdseed, peas,
 corn, oats and chopped lettuce



Just Ask Julie Pet Sitting



"Walden Lake Resident"
16 Year Industry Professional
Pet First Aid Instructor

813-892-9543 julie@justaskjulie.com

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HAVE A GREEN POOL? WE CAN HELP!

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LEGAL SERVICES

By and For Walden Lake Residents
Wills, Probate, Small Business Assistance
Landlord/Tenant Disputes & Evictions
Business & Consumer Lawsuits & Defense



**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

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!

What sets me apart?



Pat Comstock, Realtor

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

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



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

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)



We live, love, sell Walden Lake!

Natalie Sweet, REALTOR®

(813) 758-9586

Angel Miller, REALTOR®

(813) 546-9863

- 30 Years Combined Real Estate Experience
- Committed to Customer Service
- Your Local Experts in Walden Lake Real Estate

KELLERWILLIAMS.

1607 S. Alexander St. • Plant City, FL 33563

***We are on Angie's List**
Jeff Walden Painting Inc.
 jeffwaldenpaint@mac.com
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Maribel Lorenzo
 Assistant Vice President
 Branch Manager

305 South Wheeler St., Plant City
813.759.2265
www.centerstatebank.com

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**proper identification required*



Chris
813.417.6849

Tony
813.404.7819

238973

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CBC1260681



BOGO Coupon

Dine-in Only

Stop in for our new menu!
Buy any item & get another of equal or less value free with the purchase of two beverages.

**not valid on wing count over 8*

WIN AT WASHES!

Clean up before tailgate or after with our special offer!

From a **BASIC EXTERIOR WASH** to a **COMPLETE DETAIL**, we have a car wash package that fits your needs.

We only use the best Simoniz soaps and waxes.

Ask about corporate rates or unlimited monthly packages.

Free Self Vac with Express Wash purchase

Bring your high school game ticket for **\$4 OFF YOUR CAR WASH!**
(Ticket must be presented within a week of the game.)
*Not applicable with other offers.

Same wash price for SUVs, Pickup Trucks or Vans!



BEST FRANKIE'S
Kid's can help wash, too, at Frankie's Wash Station inside.

Walden Lake Car Wash & Service Center

1414 S. Alexander St. Plant City • 752-7226

WALDEN LAKE COMMUNITY ASSOCIATION

Presort Std
U.S. Postage
PAID
Tampa, FL
PERMIT#3162

3035 Griffin Blvd.
Plant City, FL 33566

Phone: 813-754-8999
Fax: 813-754-8440
e-mail: tsholl@greenacre.com

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.



Kids and golf carts don't mix!



AN ACCIDENT WAITING TO HAPPEN?

GOLF CART INJURY STATISTICS

- 13,000 accidents each year
- 40% involve children under 16
- 50% from falling out of cart
- Rear facing pose highest risk
- No rear brakes on carts causing fishtailing

The most common causes of golf cart injuries and deaths are:

- Overcrowding with too many passengers;
- Arms or legs hanging outside the cart;
- Sharp turns;
- Sudden reversal while going downhill;
- Driving in wet or uneven terrain; and
- Driver distractions such as eating, drinking, or cell phone use.



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	744-5660
ANIMAL CONTROL	Ext. 281

FALL BACK-DAYLIGHT SAVINGS TIME ENDS AT 2AM, SUNDAY NOV. 5. TURN YOUR CLOCKS BACK BEFORE YOU GO TO BED SATURDAY NIGHT, NOV. 4

