

hello spring! Newsletter



Volume 17, Issue 2

www.waldenlake.org

Spring 2018



WALDEN LAKE COMMUNITY SEVENTH ANNUAL COMMUNITY-WIDE GARAGE SALE SATURDAY, APRIL 7th 8:00 AM – 2:00 PM

Start cleaning out your closets and garages. Walden Lake is sponsoring the Sixth 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.

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. Only neighborhoods with participants will have signs at their entrance.

NOTE: PLEASE DO NOT BRING ANY ITEMS TO THE WLCA OFFICE FOR DISPOSAL AFTER THE SALE.. THERE WILL NOT BE ANY TRUCKS FROM LIGHTHOUSE MINISTRIES, GOODWILL OR SALVATION ARMY.



JAN GRIFFIN NOT SEEKING REELECTION

After 24 years of serving the Walden Lake Community, Jan Griffin has chosen not to seek another term on the WLCA Board of Directors. She will spend more time enjoying her membership in many garden and landscape organizations, as well as teaching. She and her husband Bill moved from WA State to Plant City in 1989 and she was elected to the Board of Directors in 1994. She served as a Director during the transition from WCI control to the homeowners and served on many committees through the years. Having spent 10 years as a director, she was then elected President in 2004 and served in this office until 2014. Since that time she has served on various committees.

Jan is one of those special people that believes in working for a better community and consistently gave of her time and talents to Walden Lake residents. Her knowledge of this community was extensive and thorough. Her guidance and knowledge will be sorely missed.

Walden Lake is responsible for the landscaping of common areas, neighborhood entrances, medians and right of ways. Jan's passion for flowers and gardening made her job of helping manage the landscaping in Walden Lake a perfect fit.

Please say thank you to her for her hard work and dedication. The Walden Lake Community Association Board of Directors and staff wish her well in all her endeavors.



PRESIDENTS CORNER - SHARON PHILBIN

Greetings fellow WLCA residents:

2017-2018 continues to be a productive and busy year in 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.

- ◆ Reminder, use of the park by people who do not have a WLCA decal is an ongoing problem. Signs are posted. 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.
- ◆ Update on golf course: the foreclosure by Today's Bank v. Visions Golf has been completed. As of this writing, Today's Bank is in ownership of the property and is still mowing the shuttered Golf courses.
- ◆ City officials have indicated that Timberlane resurfacing should begin in June. A full depth restoration and paving will be implemented and should be completed within 2-3 weeks.
- ◆ Walden Lake residents continue to donate a record amount of food to the food bank. The Food Bank thanks you.
- ◆ The sports complex is in full operation with baseball field, soccer goals, horseshoes, tetherball and foursquare. WLCA is planning on installing a pickle ball court.
- ◆ WLCA has approved the addition of a well to water the sports complex. The cost of city water versus a well will be a huge savings and the well would pay for itself in three months.
- ◆ It has come to our attention that people have been feeding wildlife on the lake trail. Residents should keep in mind that wild animals do live and travel through the wooded and nature areas of Walden Lake. As a reminder, please refrain from feeding, attracting or approaching any wild animals.
- ◆ Reminder, lock your cars as there have been several burglaries of unlocked cars as well as locked.
- ◆ If you have not done so, please consider registering at waldenlake.org. This site is for WLCA residents and provides a great deal of information. The site also allows staff to send out alerts to our residents.



UPDATED FISHING POLICY



The following is an excerpt from the new Fishing Policy adopted by the WLCA Board of Directors at the meeting of March 19, 2018. A full copy is visible on the WLCA website or you can come by the WLCA office for a copy.

1. Fishing is only permitted in (1)Walden Lake (the large lake adjacent to the Children's Park and Parking lot) and (2) from the Association owned property in the Association owned portion of the pond located opposite the Children's Park (the Association owned property is the portion of the pond to the North of Timberlane Drive. It does not include the back side of the pond). Fishing in all other Water Bodies is prohibited, except as permitted in No. 5 below.
2. Only Walden Lake Community Residents may fish in Walden Lake.
3. No person shall trespass on any lot or parcel to fish.
4. A resident whose property abuts a water body and any permitted guests of the resident may fish on Water Bodies other than Walden Lake but only from the resident's property and only within that portion of the water body that abuts the resident's property.
5. The Water Bodies may contain chemicals from water run-off. No one shall consume or ingest or allow another person or animal to consume or ingest anything caught within the Water Bodies.

DOG PARK

Hurricane Irma destroyed the much beloved oak tree at the Walden Lake Community Dog Park. As a result, the dog park lost its greatest source of shade for the dogs and their owners.

The Master Association has built a new 12 foot by 16 foot pavilion with concrete slab flooring to provide shade to both sides of the dog park. The pavilion spans 12 feet across the fence line so large and small dog owners can congregate in the middle (a feature many have wanted for a long time). The pavilion also includes built-in benches and extra overhang on the roof to provide additional shade.



As you can imagine, this type of structure was expensive. The total cost of the new pavilion was \$10,000 and the WLCA Board has asked the members of the dog park to help offset the cost through personal contributions or contributions from the community at large. While individual members are stepping up and contributing money, we still need help from local businesses or individuals.

We have several tiers for contributions:

1. **\$100 to \$250**
 - a. Inscription brick installed at the Dog Park path.
2. **\$251 to \$500**
 - a. In addition to #1, your business will be advertised on a banner/sign to be placed at the entrance of the dog park for 1 year that states the names of the business that contributed.
3. **Greater than \$500**
 - a. In addition to #1 and 2, your business will be featured on a permanent plaque on the pavilion.



Cost of an individual brick is \$100 which includes four lines with 21 characters including spaces and custom logos can be quoted. The bricks will be installed at a future date at the Dog Park. If you have questions contact Bette Guarino at

betteg@waldenlake.org or 813-754-8999



Please bring any non-perishable item you wish to donate to the United Food Bank.

PAPER & PANCAKES SATURDAY, APRIL 21ST—8AM TO NOON

SHREDDING SERVICES

Natalie Sweet and Angel Miller with The Sweet Team of Keller Williams Realty will be hosting a Shredding Event at the WLCA office on Saturday April 21st from 8:00 AM to Noon. You are welcome to bring any documents you want shredded and shredding will be done on premises while you wait. There is **NO COST** for the shredding and will be on a first come first serve basis.



PANCAKE BREAKFAST

On the same day and time they will also have a Pancake or Waffle Breakfast with sausage for **\$3.00 per serving** at the Pavilion at the Sports Complex. The proceeds from breakfast will be donated to the United Food Bank.

If you have any questions on either event, contact Natalie or Angel

@ 813-966-4304.



WALDEN LAKE ANNUAL MEMBERSHIP MEETING

The Walden Lake Community Association will hold its Annual Membership meeting on Thursday, April 19, 2018 at 7:00 PM at Plant City Church of God Sanctuary, 2103 Mud Lake Rd., Plant City. All residents are urged to attend.





CITY OF PLANT CITY Police Department

Florida State law is very specific regarding the conditions in which a person may be cited and or arrested for trespass. A police officer does not have the legal authority to conduct an investigatory stop or arrest for trespass unless the owner or his or her agent first warned the potential trespasser that he or she is no longer permitted to be present. *Gestewitz v. State*, 34 So. 3d 832, 834-35 (Fla. 4th DCA 2010); *S.N.J. v. State*, 17 So.3d 1258, 1259 (Fla. 2d DCA 2009) (stating that Florida’s criminal trespass statute “requires that notice be given before a person can be guilty of trespassing on property,” and that individuals “can be legally detained for trespassing only if they were first warned to leave the property”); *Rodriguez v. State*, 29 So. 3d 310, 312 (Fla. 2d DCA 2009).

Accordingly, absent a trespass agreement on file with the police department, the home owner must be present and a call placed to the police department for an individual to be “trespassed.” Additionally, the individual who the home owner wishes to have trespassed must also still be on the home owners’ property for the officer to issue the trespass warning. On the first occasion, the officer will issue/communicate a trespass warning. It is not until the second incident, that the individual can actually be charged with the crime of “trespass after warning,” and at that juncture, the individual may be subject to citation/arrest.

Please note, for example, that if an individual is noticed not to trespass on the property located at 123 Main Street then two days later is found to on the property located at 456 Main Street, that is considered, by law, to be two separate incidents, each of which must be handled in accordance with established law. In short, you cannot combine trespass warnings. Each warning is for a specific address.

If a home owner is not routinely at their residence (Part-time resident, works full time, etc.), the home owner may elect to execute a trespass agreement with the Plant City Police Department. This agreement which is available at the police department, will allow a police officer, at your behest, to issue a warning to any individual who might be on the home owner’s property.

Once the trespass agreement has been filed with the police department, the resident who has executed the trespass agreement must display, in a prominent location clearly visible from the street, the yellow warning sign, which indicates that the Plant City Police Department has the authority to trespass individuals from that specific location.

Solicitation would be handled as a trespass.

SOLICITING IN WALDEN LAKE



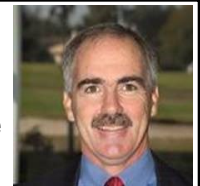
The city enforces trespassing and no solicitation issues with each private property owner. WLCA does not have authority to enforce, generally or specifically, the issue of solicitation.

The police have informed WLCA that if a resident posts a **“No Solicitation”** or **“No Trespassing”**

sign on their property then you can contact the police who can respond to the issues. Please be sure to conform any sign to your own subdivision’s covenants.



DIRECTOR APPOINTED



WLCA Board of Directors welcomes Peter Murphy who was appointed at the March Board meeting. He fills the un-expired term of Kevin Brown who re-signed in March. Peter and his wife Terry reside in Forest Club and he is currently President of the Forest Club HOA. Welcome Peter!

DIRECTOR RESIGNS



Kevin Brown resigned from the board in March, due to a job transfer. Thank you Kevin for your service.

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**

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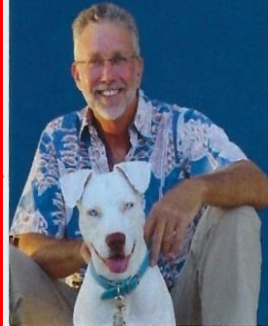
Fun For Everyone



Paint and Sip with Loretta at O'Brien's Irish pub. Every 2nd Monday from 7-9pm. Price \$25, all materials included. To register come in or call 813-764-8818.



Matthew Blalock, P.A.
Realtor



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MatthewBlalockPA@gmail.com
www.MatthewBlalock.com

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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 |
| Rich Glorioso | Director |
| Jan Griffin | Director |
| Peter Murphy | Director |
| Ray Page | Director |



Walden Lake Community Homeowners Assoc.



GET ACC APPROVAL BEFORE YOU BEGIN

It's that time of year when homeowners are taking a good look at their properties and deciding it is time to change something. Whether it is painting, changing the landscaping, fencing, driveway, or a new roof, anything that changes the outer appearance of your home, you must contact your individual Homeowner's Architectural Committee for approval. Even if you are painting your home the same color, some of the HOA's require approval. It cannot be stressed too strongly, if you plan to make **ANY** changes to your property, notify your ACC in writing before these changes are undertaken. Doing your homework prior to starting will make your project go much more smoothly. Follow the rules and be a good neighbor.



If you are uncertain who to contact, call the President of your association and he or she will be able to give you the contact information.

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 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.



WLCA ANNUAL MEMBERSHIP MEETING

APRIL 19, 2018 @ 7PM

PLANT CITY CHURCH OF GOD

2103 MUD LAKE RD., PLANT CITY

Happy
Easter!

