

## 2019 CHRISTMAS CONTEST WINNERS

### GRAND PRIZE—HAMPTON PLACE



PADDOCKS

#### TRADITIONAL

- 1ST: THE PADDOCKS
- 2ND: FAIRWAY ESTATES
- 3RD: ASTON WOODS

#### WHIMSICAL

- 1ST: EMERALD FOREST
- 2ND: SILVERLAKE
- 3RD: WESTWOOD



EMERALD FOREST

#### ILLUMINATION

- 1ST: SUTTON WOODS
- 2ND: SILVERSTONE
- 3RD: CLUBHOUSE WOODS



SUTTON WOODS

Congratulations to all the winners! And a very big **THANK YOU** to all who participated. Everyone did such a fantastic job of decorating. \*Photos courtesy of Plant City Observer.

## 2020 DUES

By the time you receive this newsletter, you should have received a statement for the first half of the 2020 ANNUAL DUES. They were mailed by Greenacre Properties, Inc., our management company to all residents in early December, 2019. If you have not received your statement, please call Tracy Preston at Greenacre Properties. Her number is 813-936-4150 or 813-600-1100 ext. 150. You can also email her at [tpreston@greenacre.com](mailto:tpreston@greenacre.com). The first half was due January 1, 2020. You can pay the full year assessment of \$590 for homeowners or \$442 for condo owners. If you have not sent in your first half, please do so now and allow 10 days for mailing and posting to your account. **All accounts delinquent (30) days after the due date will be charged a \$25 late fee and interest.**



**WLCA OFFICE WILL NOT ACCEPT DUES PAYMENTS. MAIL YOUR DUES TO THE ADDRESS**

**PROVIDED IN THE MAILING.**

## DAYLIGHT SAVINGS TIME BEGINS



DON'T FORGET TO **SPRING FORWARD** MARCH 8

## WLCA BOARD OF DIRECTORS ELECTION

There are nine Directors, each serving a three year term, so every year three positions are open for election. The three highest vote getters will be elected for a three year term. There are no term limits, so directors often serve multiple three year terms.

In February, we will be mailing the Letter of Intent packet for the 2020 election. Anyone interested in running for the Board should respond during the specified time frame by completing the Notice of Intent form and sending it in by the posted deadline.

In March the Association will mail the Notice of Annual Meeting and ballots for the election of three Directors to the Association Board.



## 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 2020. The locks will be changed on Friday, January 24th, 2020, 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](mailto:betteg@waldenlake.org).

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# DEFRANCESCO'S

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*"His eye is on the sparrow"*



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Plant City, FL 33566



## Walden Lake Real Estate Market Update by Natalie Sweet @KW.com

I am often asked about the status of the real estate market in Walden Lake and wanted to provide our residents with information that I hope will be helpful to you. I am reporting the sold data that comes directly from MLS beginning January 1, 2019 through December 16, 2019. Walden Lake is a beautiful neighborhood with lots of amenities that many developments do not offer and is unique in Plant City. There is a lot to consider when speaking with a homeowner about the value of their home as no one shoe fits all.

### The information averaged by Neighborhood is as follows:

Neighborhood	# Sold	Price	Price/Sq'	Living Area Size	Days on Mkt
Aston Woods	16	\$ 321,719	\$ 125	2595	36
Clubhouse Woods	4	\$ 353,750	\$ 131	2737	43
Eagle Greens	2	\$ 165,000	\$ 130	1312	55
Emerald Forest	20	\$ 297,535	\$ 129	2329	41
Fairway Estates	1	\$ 360,000	\$ 130	2766	7
Fairway Woods	2	\$ 397,500	\$ 109	3648	332
Fairway Villas	7	\$ 174,983	\$ 106	1643	14
Forest Club	4	\$ 346,938	\$ 118	2924	87
Forest Park	10	\$ 303,808	\$ 134	2282	34
Hammocks	7	\$ 296,700	\$ 118	2580	22
Hampton Place	2	\$ 327,150	\$ 107	3065	13
Laurel Lake	4	\$ 225,000	\$ 138	1706	7
Paddocks	12	\$ 241,773	\$ 124	1959	35
Parkwood	10	\$ 252,990	\$ 119	2121	37
Preserve	4	\$ 197,625	\$ 121	1646	33
SilverBrooke	1	\$ 185,000	\$ 117	1660	115
SilverLake	5	\$ 256,580	\$ 139	1863	40
SilverStone	1	\$ 235,000	\$ 150	1571	8
Silverwood	4	\$ 266,750	\$ 137	1956	62
Spring Meadow	12	\$ 276,388	\$ 136	2057	26
Sutton Woods	6	\$ 368,833	\$ 129	2870	40
Tanglewood	4	\$ 344,500	\$ 118	2963	47
Village Green	3	\$ 165,000	\$ 82	1995	31
Walden Oaks	5	\$ 184,680	\$ 127	1501	19
Walden Place	2	\$ 215,000	\$ 134	1617	10
Westwood	16	\$ 229,680	\$ 126	1818	32

When we see a home that is in great condition with updates and upgrades, we can recommend a list price that is higher than what a similar home in the same neighborhood sold for.

It's the reason we recommend homeowners try and do the updates that make them happy while they plan to stay, rather than do repairs and upgrades when they are ready to sell. Let's enjoy our homes!

Year to date, there have been 164 homes in Walden Lake that have sold with an average price of \$272,420 an average square footage of 2219 or \$125 per square foot, and an average of 39 days on the market. In 2018, 140 homes sold with an average price of \$252,362. That is a 9% year over year increase.

I've also compiled the information on what sold by neighborhood year to date. There were no homes sold through MLS in Charleston Woods, Juniper Place, Polo Place, Walden Trace or Wedgewood. As you will see, the numbers vary and that is due to the size of the homes sold, condition, location, etc.

There are currently 18 active listings on the market with an average price of \$365,140. Two of these homes are in Polo Place and when those are not included, the 16 remaining listings drop to an average price of \$296,907. There are 16 homes pending contract with an average price of \$270,594.

We always caution potential Sellers to consult with an agent that fully understands the Walden Lake market when pricing their home. The 2020 projections are that the real estate market will continue to be strong and interest rates should remain reasonably low, helping to make home ownership affordable, despite the increases in price.

For more information on these stats or any questions you may have, feel free to reach out to me at **813-758-9586** or [NSweet@KW.com](mailto:NSweet@KW.com)

## New Year's Resolutions: Community



After the Holiday Blitz of shopping, eating and family gatherings, it's time to come back to reality. We have to pay for all the stuff we just bought, lose some of the weight we just gained and write our thank you notes to family and friends. Another common task at this time of year is to reflect on the year past, learn from what might not have worked out so well and make some resolutions to change or improve on our past actions. I think one major thing we all have in common is our community, Walden Lake. So how can we improve on our past activity to make a change for the better? Here are a few activities that might make a difference in improving the quality of life in our community:

- **Serve Others:** There are many opportunities to serve the community such as your local church, school, charity, helping the elderly and even volunteering on your HOA Board or Committee. Make time to serve others, even if only one hour per month and give back to your community, develop new skills, grow as a person, gain a new perspective and make a difference. Have a goal of volunteering your time at least once a month.
- **Build Relationships:** Our community is made up of many different types of individuals, all with differing opinions, needs and solutions. Get to know your neighbors and build relationships with them by discovering what you have in common. Taking walks and talking to your neighbors as you meet in the neighborhood, invite them over for a drink or coffee, ask them out to dinner or join a social club. Have a goal of making one new friend a month.
- **Shop Local Businesses:** It's very enticing to want to go to the next town over for that perfect shopping spot or restaurant, but you will rarely see people you know there. The businesses in our local community need our patronage to survive, improve and flourish. When our local businesses are prosperous, the community will follow, so support our local establishments whenever you have the chance. Make a point of developing a relationship with the workers serving you and thank them for being there for you. Make a point of choosing a local business over that next town over's business once a month.

Thinking of President George H. W. Bush, I was reminded of one of his campaign slogans, "A Thousand Points Of Light". He was a champion for Community and Volunteering, maybe we can try to rekindle that saying and focus our 2200 plus points of light in Walden Lake toward a brighter future in 2020. **Happy New Year!** *Robert Norton, Director*



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# BREAKFAST WITH SANTA 2019



## LEGAL SERVICES

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WLCA Attorney for Walden Lake VS Visions Golf

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## WALDEN LAKE COMMUNITY ASSOCIATION

3035 Griffin Blvd. ,Plant City, FL. 33566

Hours Monday-Friday, 8:30am—5:00pm

Phone: 813-754-8999 - e-mail: [manager@waldenlake.org](mailto:manager@waldenlake.org)

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

### MANAGED BY GREENACRE PROPERTIES

	Manager
Bette Guarino	Administrative Assistant
Marlene Merrin	Community Administrator
Newsletter Editor	Robert Norton

### BOARD OF DIRECTORS

Michael Fiaschetti	President
Sharon Philibin	Vice President
Bob Bell	Treasurer
Alicia Powell	Secretary/ Parliamentarian
Larry Britt	Director
Rich Glorioso	Director
Peter Murphy	Director
Robert Norton	Director
Peter Weronik	Director



Walden Lake Community Association

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## 9th ANNUAL COMMUNITY-WIDE GARAGE SALE

SATURDAY, MARCH 28TH

8:00AM—2:00PM

Start cleaning out your closets and garages. Walden Lake is sponsoring the Ninth Annual Community-wide Garage Sale to help our residents.

Walden Lake will provide:

- Advertisement in all local and Tampa Bay area newspapers;
- 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](mailto:betteg@waldenlake.org). Only neighborhoods with participants will have signs at their entrance

## USEFUL TELEPHONE NUMBERS CITY OF PLANT CITY

FIRE/RESCUE	
(Non Emergency)	757-9131
POLICE	
(Non Emergency)	757-9200
WATER & SEWER	659-4200
TRASH REMOVAL	659-4200
CODE ENFORCEMENT	659-4200
TRAY TOWLES	EXT. 4150

### OTHER

HILLSBOROUGH COUNTY	
ANIMAL CONTROL	744-5660 EXT 201

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