

2021 DUES

By the time you receive this newsletter, you should have received a statement for the first half of the 2021 ANNUAL DUES. They were mailed by Greenacre Properties, Inc., our management company to all residents in early December, 2020. 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.

The letter with the statement, indicated there were two coupons enclosed. That was an error, as there was only one coupon for the first half of the dues in the amount of \$320 for homeowners and \$239 for Condo owners. The first half was due January 1, 2021. You can also pay the full year assessment of \$640 for homeowners or \$478 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.**

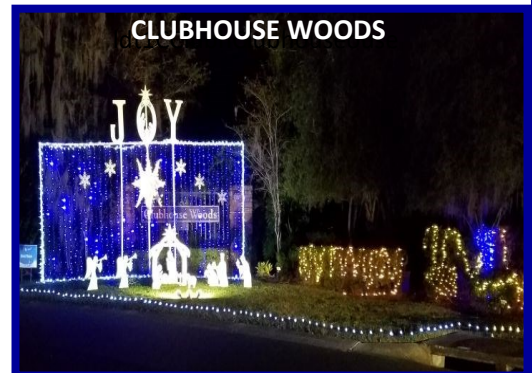
Remember!!!
WLCA OFFICE WILL NOT ACCEPT DUES PAYMENTS. MAIL YOUR DUES TO THE ADDRESS PROVIDED IN THE MAILING.

2020 CHRISTMAS CONTEST WINNERS

GRAND PRIZE—FAIRWAY ESTATES



CLUBHOUSE WOODS



TRADITIONAL

- 1st: Clubhouse Woods
- 2nd: Hampton Place
- 3rd: Spring Meadow/Juniper
- Honorary Mention:
Emerald Forest and Silverstone



THE HAMMOCKS

ILLUMINATION

- 1st: The Hammocks
- 2nd: Forest Club
- 3rd: Charleston Woods
- Honorary Mention:
Laurel Lake and Sutton Woods

Congratulations to all the winners and a very big Thank You to all who participated. Everyone did a fantastic job of decorating.

PRESIDENTS CORNER - By Alicia Powell

Happy New Year Walden Lake Residents!!

I am sure everyone is grateful that year 2020 is behind us. It was a challenging one. And Walden Lake learned how to hold our monthly meetings virtually and to have the ability to livestream them to our residents. The practice of livestreaming the meetings will continue even when we can all meet in the same room without capacity limits.

Walden Lake completed many projects over the last year. You will be able to read about them in articles that various committees submitted in this newsletter from pathway repairs, to new flooring at the playground, to more security guards and enhanced landscape. 2021 will be another productive year.

On the development front, we are waiting to hear of any meetings going before the planning and zoning boards. The Board did hire a planning expert to represent Walden Lake during these meetings. Please visit our website: waldenlake.org for information.



2315 Fairway Dr S

**EASTER EGG
SCAVANGER
HUNT
MARCH 20TH**



*9 yr. old
George
McClelland -
Grand Prize
winner -
Dinosaur World
Prize Pack*

Due to Covid-19, our Halloween Event and Santa Event were held as a Drive-By. We also had a Scavenger Hunt which over 75 children participated. Both the Halloween Drive-By and the Santa Drive-By were well attended!

15 homes from each sub association needed to volunteer to place a large Easter Egg (provided) in your yard.

More details to come!

Please RSVP if you can help to:
Events@wlcaboard.org

SANTA DRIVE-BY



NEIGHBORHOOD SURVEY

Current results of our Neighborhood Survey can be found on our website: Waldenlake.org. There is a link on that page that will take you to the Survey results page:

<https://waldenlake.org/?p=8374&preview=true>

The survey remains open, on the website, for you to share your opinions about the Walden lake Community.



LANDSCAPING COMMITTEE UPDATE

The committee has been very busy with improvements for our community. These are the subdivisions we prioritized in the Master Plan:

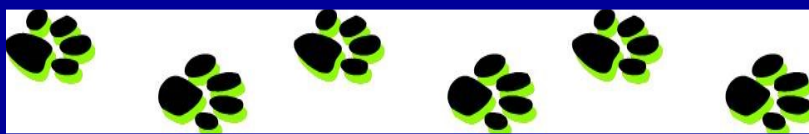
- Silverstone entrance, Spring Meadow, Juniper Place median.
- The winter planting of annuals will be done this month, including snap dragons and pansies, replacing the annuals of the Trapnell Rd. and Alexander St. entrances, and the Clubhouse Rd. entrance.
- New pots were installed in the median at the Alexander entrance, and poinsettias were planted in them for the holidays.



- The medians have been cleaned out and mulch applied around the trees from Alexander to Trapnell along Timberlane, and along Griffin from Mud Lake to Timberlane.

At the first of the year we will continue with the Master Plan. Since plantings must wait until March, trees will be the focus of attention. Dead trees will be removed and replaced, as needed.

Committee Members: Ray Page, Chairman, Blake Meinecke, Keith Carlough. Jan Griffin and Ellen Sisco, resident members, are also members of Plant City Garden Club, lending their expertise and knowledge.



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 2021. The locks will be changed on Friday, January 22nd, 2021 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.

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 2021 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.



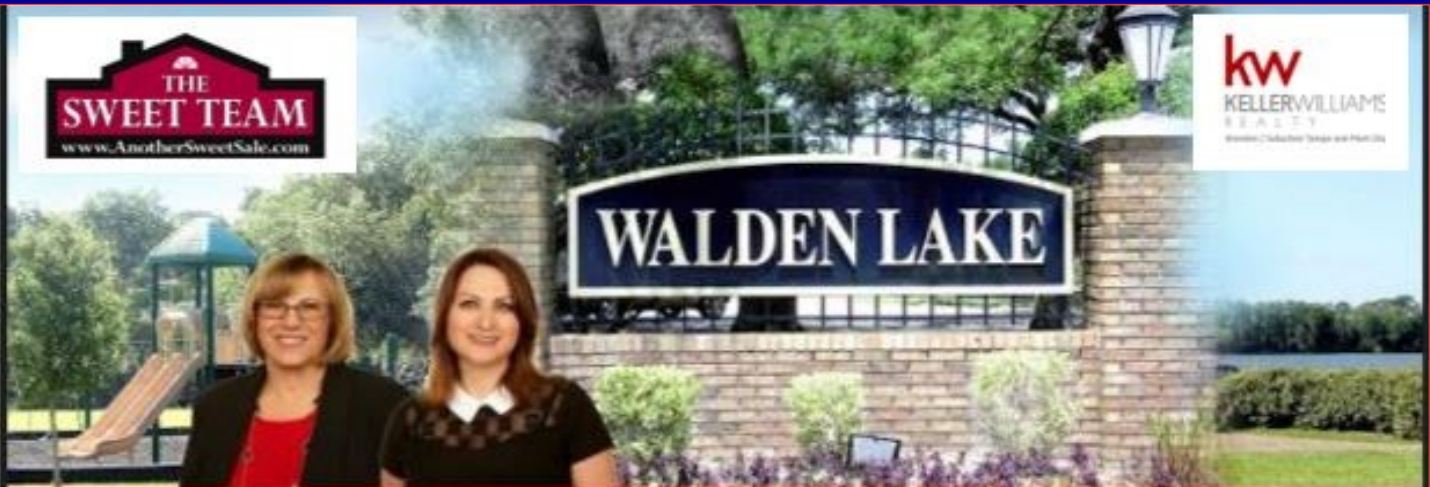
**A Place to drop in
A Place to drop out
To chatter & banter
Of what life's about
To solve the worlds problems
Or not give a hoot
To take all your worries
And give them the boot
The attitude's Friendly
We Live, Laugh & Love
And always give thanks to
Our good God above.**

The Trunzo's

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The United Food Bank of Plant City appreciates your donations throughout this past year. We will continue collecting food bank donations throughout the year. Bring non-perishable items to the WLCA Office, 3035 Griffin Blvd., Monday-Friday, 8:30am—5:00pm.



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Security Corner- By Keith Carlough

This year has presented residents of Walden Lake with many challenges beyond the normal concerns of our idyllic community. As you have been managing the health, social and economic hurdles of the pandemic, your Community Association has been doing the same.

As Chairperson of your Community Involvement and Safety Committee I'd like to summarize what the WLCA has done this year for overall community safety in addition to pandemic-specific precautions.

Walking Path Improvements – A major patch/repair project fixed more than 25 path locations with potholes and tree root heaving. This improves the safety of one of our most used amenities.

Playground Equipment – A certified contractor was hired to replace and repair broken and worn parts of the children's playground equipment. We then installed the new springy, rubberized surface. We also surrounded the playground with a new fence to keep toddlers from wandering near the lake. By implementing these improvements we were able to bring the equipment in compliance with current safety standards.

Erosion Mitigation at Lake (rip rap) – We are in the process of replacing the seawall at the park stage with an environmentally friendly and approved alternative erosion prevention, called Rip Rap. The permit is expected this week with construction to follow shortly. This project will keep further erosion from occurring near the stage where electrical equipment and machines are located. This will make it safer and prevent future expenses for replacing and/or moving this equipment.

Roaming Guard Added – In response to resident comments and suggestions, the Board has increased our nighttime security to include a patrolling security guard.

This guard is also responsible for closing and opening the entrance gates. The guard follows the existing security schedule of 10 PM thru 5 AM, 7 days a week.



Cameras – The Association has replaced some old cameras and installed others in new locations so all of our major entrances, Lake Park and the office campus, now have 24/7 video coverage. The police have already used the cameras on several occasions to help investigate incidents that have occurred. The cameras help police investigate, help staff monitor and act as a deterrent to would-be criminals.

Virtual Meetings – At the outset of the pandemic the Association immediately invested in technology and software to allow board members and residents alike to attend meetings virtually. The first virtual meeting was the Annual meeting, followed by all monthly meetings since then. This allowed the Board to continue handling the Association's business without pause and without excluding interested members from participating, for this entire year. The live-streaming aspect will continue for all future meetings even after the pandemic has ended. This allows any resident to participate remotely if they can't come in person. The recorded videos are available to residents on our website so they can view a meeting even after it has occurred.

Office Pandemic Policies – We quickly adopted pandemic policies at the office, allowing the staff to continue serving residents throughout this entire year. These policies have evolved as public rules and directives have changed. Currently, BOD meetings are still only available virtually. For some time, the office was closed to public entry, however we were later able to open back up to better serve you. If you wish to visit the office, masks are mandatory when you enter. If you recall, we also worked with Plant City to distribute masks that the City provided, when they were hard to find in stores.

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WLCA FINANCIAL UPDATE DECEMBER 2020

Blake Meinecke, Treasurer

The 2021 budget development process is now behind us, and the WLCA Budget Committee has formulated the 2021 budget for the community. I'd like to thank the members of the Budget Committee for their efforts, as this exercise involves considerable time, energy and dedication. The final 2021 budget has been approved by the HOA board, and copies are available for review at the WLCA office.

As some of you may notice, the approved 2021 budget is going to require a slight increase in all of our HOA dues in the upcoming year. While raising HOA dues is never something we want to do, and we do not take it lightly, there are a few big ticket budget items which will be implemented in 2021 that many residents have noted as community action items over the past year. The first and largest of the budgetary additions will be a roving security guard. In addition to our regular security detail at community gates, we will also now have a roving guard in a marked vehicle to increase our security presence. This additional security measure has added approximately \$50k to our annual expenses.

Another large addition to our 2021 budget year costs stem from a substantial increase in our landscaping budget. At the request of our residents, our hard working Landscaping Committee has developed a long term landscaping plan designed to aesthetically rehabilitate our community in an incremental process. Beautification and upkeep of our community grounds is not inexpensive. However, the WLCA Landscaping committee has developed a detailed landscaping plan to ensure that

our money is wisely spent, evenly distributed across all of our subdivisions, and that our overall goals will be achieved. To this end, in 2021 we have more than doubled our landscaping budget which resulted in an additional \$30k annual expense.

The third significant area of expenditure increase in the 2021 fiscal year will be our community insurance costs. Due to unforeseen changes in the market and other measures which are outside of our control, we will need to allocate approximately twice as much money for insurance coverage as we did in 2020. This budgetary line item will add approximately \$40k to our costs over last year.

If anyone has any questions about the items above, or anything else related to the 2021 WLCA budget, please do not hesitate to contact me. On behalf of the entire WLCA Board, I hope that everyone has a joyous, safe and festive holiday season. We are looking forward to helping making Walden Lake even better in 2021!

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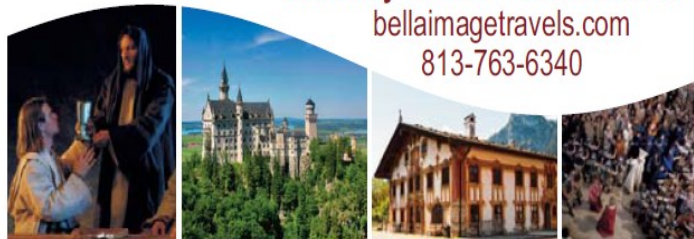
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238973

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Harley Herman: 2015 Plant City Bar President
WLCA Attorney for Walden Lake v 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

website: www.waldenlake.org

MANAGED BY GREENACRE PROPERTIES

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

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Michael Fiaschetti Vice President
Blake Meinecke Treasurer
Robert Norton Secretary/
 Parliamentarian
Larry Britt Director
Keith Carlough Director
Rich Glorioso Director
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Peter Weronik Director



Walden Lake Community Association

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HAPPY NEW YEAR



THE PARK AT THE LAKE

During recent visits to our very busy renovated park I talked to residents about their opinion of the renovations. Here are their comments. *By Pete Weronik*

- * *"It's great. Floor is remarkable. Money well spent. Safer. Doesn't stain shoes." - Travis Thome*
- * *"We just moved in. This is our first visit to the park but we'll definitely be back. This is a wonderful park. I love the flooring. I love the shade." Grace Gibbs*
- * *"It's very nice. We love it." - Robyn Varino*
- * *"It's very nice. We lived in New Jersey and then in Brandon and this is the nicest. Nice and soft." Natalia*
- * *"The flooring is great. They did a good job."— Laurie Frank*
- * *"A lot of kids are really enjoying it." - Andy Wakins*
- * *"Feels good on your feet." - Alan, Andy's son*
- * *"Fantastic. I like it. I like the swings and the new floor best." Charlotte Weronik, age 7*

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POLICE (Non Emergency)	757-9200
WATER & SEWER	659-4200
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OTHER	
HILLSBOROUGH COUNTY ANIMAL CONTROL	744-5660 EXT 201



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