



Volume 1, Issue 3



A Newsletter Covering Life In The Lakes

September, 2023




Did You Notice?

By Elise Ross

Last month this column highlighted our “Resident Spotlight” article but did you notice “Welcome Neighbors”? A goal of the new Communications Committee is to strengthen community ties by promoting engagement, inclusion and a sense of belonging for all our residents. New residents, who give permission, will be highlighted with a welcome into our community.

Who knows, perhaps you will see a new neighbor on your street who has moved here from your former hometown or state. When my husband and I moved here full time, I met a neighbor 4 doors away on Stratton who lived within a mile of us back on Long Island! Terri P. and I had so much to talk about and became great friends.

This month, Kim’s Word Puzzle on page 7 brings a fun addition to our newsletter. Such touches may appear periodically with new ones added from time to time. The *Lakes Life* is evolving! Know you can always contact me with your thoughts or ideas at: newseditorlathoa@gmail.com

Corrections: In last month’s article on the 2nd Annual Luau, Suzanne Killeen’s name was misspelled. In the article on 3-foot Iguana and Coyote removal, a wrong phone number was listed. The correct number for trapper service is: (772) 345-5119. We sincerely apologize for both errors. 



Updated Reserve Study Planned By Board

By Margaret Borock


Reserve funding is a subject about as exciting to most people as is watching paint dry. Reserves is a subject that directly affects every homeowner’s pocket-book in a major way. So, now that we have your attention, just what exactly is a Reserve Fund?

In an HOA, all of us are joint owners of the streets, sidewalks, clubhouse, guardhouse, pools, pickleball courts, etc. And, as with any asset, these structures will age and at some point in the future need a major repair or replacement.

Think of the HOA’s Reserve Fund as a ‘savings’ account intended to be used for the big expenses we know someday will be in our future (such as roof replacement of the Clubhouse).

A professionally done Reserve Study was commissioned by our developer in 2007 stating what future major repairs might cost and how much money might be needed to pay for them. For planning purposes, those figures were updated annually by members of the Finance Committee, taking inflation into consideration.

The repainting of our homes & repaving of our streets are two very expensive projects being planned for over the next several years. With that in mind, our Board of Directors wanted to have a new, updated, professionally done Reserve Study to better understand with more confidence whether we are on track to have enough monies in that Reserve ‘savings’ Fund to cover both of these upcoming projects when that time comes.

Pricing proposals for the Reserve Study were received from four companies. After review, the Finance Committee was able to narrow it down to two, conducting a personal interview of both companies and very soon intends to recommend the Board move forward with one of the two. 

Resident Spotlight

Marilyn Dawson
Line Dance Instructor

By Paulie Briggs

She spent her childhood in Lima, Ohio. As an adult she moved between many cities, went to law school, and became a tax attorney. Line Dancing was not in Marilyn Dawson’s future.

That changed on a visit to Chicago, where Marilyn was introduced to her first Line Dance class. She loved it but too busy with work to pursue anything further. Fast forward, she took early retirement, moved to The Lakes, immediately enrolled in a class at the Port Saint Lucie Community Center and fell in love with Line Dancing.

She became good friends with her instructor, improved to BRAT (Back Row Assistant Teacher) and eventually took over the class. Now, Marilyn is so enamored with Line Dance, she and her “Line Dance Family” of dancers and instructors attend national workshop events taught by award winning choreographers.



Most people have the misconception that Line Dancing is just “Country.” That stereotype is changing as modern choreographers develop dances to different music genres. Marilyn explains the growing popularity of Line Dance as a two-pronged effect with music in television and videos increasing exposure enabling instructors to expand their outreach. A Line Dance segment was recently featured on the Today Show.

An article in the New England Journal of Medicine suggests that the combination of listening, following and movement in Line Dancing is beneficial for seniors in reducing the onset of dementia.

Marilyn doesn’t offer private lessons but occasionally will provide instruction for special occasions. She has a busy teaching schedule; 2 days at the PSL Community Center and 1 day at Vitalia.

Marilyn leads *free* Line Dancing classes at The Lakes Clubhouse on the third Sunday of the month at 3:45pm. If you are interested in joining, you can contact her at: marilynld@att.net In her words, “I love line dancing and I’m going to do it till I can’t move anymore.”



ACC Deposit Return

By Lucille Wesnofske



Have you finished your ACC Project? More importantly, have you requested your deposit be returned? You’d be surprised how many homeowners have forgotten to do this after finishing their projects.

Most ACC projects require a \$100 deposit, some as much as \$500. And some more complicated projects require multiple applications each requiring a separate deposit.

Upon completing your project, simply open the HOA’s website (lathoa.org), scroll down to the very bottom of the website’s welcome page and click on “ACC Deposit Return Request.” Once the page opens, fill in the form and click submit. It’s as simple as that.

As soon as the form is received, management will contact the ACC, who will schedule a review of your project, often within a week. You will be notified of the date but you do not have to be present. Once it’s been performed, the office will initiate a refund. It may then take several weeks for the check to be mailed to you by our bookkeeper.

If, for some reason, your project does not pass the ACC review, the office will notify you of the problem. Once the problem has been rectified, the check will then be sent to you.

💰 Take action now, so you can plan how to spend your new found wealth (the returned deposit)!! 💰



Tradition CDD
Managed by: *SDSinc.*

Office Phone: (772) 345-5119
jgallagher@sdsinc.org




The Lakes Life

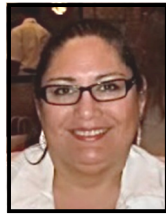
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Paulie Briggs, Carolyn Hammer, Kim Stapf

Manager's Report

Ingrid Sarmiento
Property Manager



Treasurer's Report

Margaret Borock
Treasurer




The HOA's onsite management office is the primary liaison between the Board of Directors and community residents. Our community has gone through several challenges over the last few years, most especially due to the Covid pandemic. Schedules, routines, and protocols have gradually changed significantly over the past 3 years, so I wanted to take the time to answer some frequently asked questions regarding the HOA onsite office.

Q. Why is the HOA office door kept locked? **A.** Two people share a very small office space and we are often discussing personal financial matters with owners. The doors are kept locked to respect the privacy of owners.

Q. How do I contact management? **A.** Either by phone, email or personal visit. Phone: (772) 345-0690 or email: Ingrid.sarmiento@fsresidential.com

Q. Do I need an appointment to visit the office? **A.** During the pandemic we often worked remotely. So, appointments were needed by residents for installation of vehicle RFID's or sale/lease applications. Now that we are back in the office full time, no appointments are needed unless you need help outside of the normal business hours of 11am to 3pm, Monday-Friday. Simply knock on the locked door. We will answer and let you know if we are working with another resident or, if not, will invite you in.

Q. How can I contact management about an after hours emergency? **A.** Call First Service Residential's 24/7 Customer Care Center at: (866) 378-1099. They will immediately relay your emergency information to management. 


At this time of year, working hand in hand with our property manager, Ingrid Sarmiento, the Finance Committee begins its planning process for next year's 2024 HOA budget. We begin by looking at this year's current 2023 budget comparing how much we projected each line item might cost with how much each line item actually cost us over the first six months of this past year.

Using that as an initial basis, we can then project if we under or overestimated the amounts needed and could adjust each for next year. We also inquire of any companies whose contracts expire at the end of



the current year if they anticipate any increase in their contract renewal pricing. If any ask for an increase to renew, we would have time to check pricing from other companies to justify any asked for pricing increase.

Like many Lakes homeowners, the HOA has been hit recently with fairly steep increases in its insurance costs. We also note that both our pest control and irrigation contracts expire at the end of 2023. And that Florida's minimum wage will again rise on September 30th, which we expect would probably exert a small increase in the pricing of both of these contracts.

The entire budget process is usually completed by the end of October, in time for the Board of Directors to vote to approve it at a Budget Meeting customarily scheduled for early November. The new budget takes effect on January 1st. 



The Lakes at Tradition HOA

Managed by: *FirstService Residential*

HOA office located on west side of the Clubhouse
Best time to visit for a vehicle decal: from 11am to 3pm
Email: Ingrid.sarmiento@fsresidential.com
Hours: Monday-Friday 9:30am-4:30pm
Phone: (772) 345-0690
HOA website: lathoa.org

Tradition Community Association

Managed by: *Castle Group*

Hours: Monday-Friday 8:30am - 4:30pm
Office Phone: (772) 345-5101
Email: ashepherd@castlegroup.com



- Sports -

Men's Fall Bocce

The Men's Bocce League begins their regular fall playing schedule on September 27th.

The 8-team group will play an 8 week schedule of games meeting every Wednesday at 4:00pm at the Bocce courts behind the Clubhouse with playoffs to then take place in December.

If you'd like to join their league, contact Tom Kirnons at: tcksr@hotmail.com



Mount Dora Christmas Walk



Don't forget we're going to celebrate the 2023 holidays against a backdrop of over 2 million sparkling lights in beautiful downtown Mount Dora. Every year, during December, the streets of Mount Dora are transformed into a spectacularly decorated Christmas village.



The bus will pick us up Friday, December 1st around 12:30pm at the Clubhouse, returning around 11:00pm. But, to secure your seat, you must register for this trip by September 15th. Cost is \$65 a person.

If you haven't done so yet, you can still secure your seat by seeing Mollie in the clubhouse on September 6th, 8th, 11th, 13th, and 15th from 10:00am till noon. Make your check payable to: Travel Expressions Inc.



Women's Fall Bocce



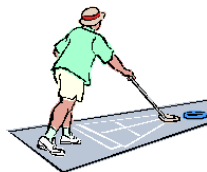
The Women's Fall Bocce League starts September 19th and will play every Tuesday at 4:00pm. All levels of players are welcome. If you are new to the community, Bocce is a great way to meet your neighbors and make new friends.

Never, played before? No problem ... if you can bend down and pick up a 4" ball that weighs approximately 2 lbs and roll it, you're a natural bocce player. Don't let the word "league" fool you. We're a fun group who cheer each other on and laugh a lot. To join contact lwesnofske@gmail.com For existing league players, more information will be sent to you via email.



Fall Shuffleboard Scheduled

The mixed Shuffleboard league will be starting October 6th, playing every Friday at 4:00pm. Shuffleboard's an easy game to learn & play.



After a late start last season, the league is still in its infancy stages and needs more players, both regular and substitutes, men and women. If you are interested, please email: shuffleboardat@gmail.com



Shuffleboard Court Pavers Installed

As an improvement to the playing area of the Shuffleboard Courts, the Board of Directors hired Coconuts Landscaping to raise the drain on the north end and install pavers to the approach area of the courts. This increased the seating area and provided more shade for players, matching what had been done at the Bocce courts last year. The installation was completed by Coco on July 26th.



Community Events


Rockin' 60's & 70's Party Is September 9th

By Carolyn Hammer

Don't forget, the "Rockin' 60's & 70's Party" is scheduled for September 9th at 7:00pm in The Lakes Clubhouse. Doors open at 6:30pm. Come and sing along to your favorite hits from the 60's and 70's. And, if you'd like, come dressed in outfits of the era.

Hot and cold appetizers will be served. Everyone is welcome and the cost is only \$5.00 per person. Those that like to dance, get your dancing shoes on and help us *rock, rock, rock the night away!*



Last chance for tickets! They will be on sale from 10am till noon in the Clubhouse on August 28th and 29th. Or make your check out to the Social Committee and put it in their mailbox located in the Clubhouse Mail Room by September 1st. Please include the names of those attending on your check. 

! Note The Date Change For The Below Event !

Musical Bingo Again On September 23rd

By Carolyn Hammer



Musical Bingo was so successful over the summer that it's coming back for a third run on Saturday, September 23rd at 6:30pm. Doors open at 6pm and the cost is only \$10.

It's just such fun singing along to all your favorite hits as they're being spun by the DJ. If the name of the song is listed on your Bingo card, you mark it with your dabber. Once someone gets a bingo, the shouting begins ... BINGO!

Over age 18 only please. Tickets sold in advance. BYOB and a snack to share with your table. Come on out and be the night's big winner!

For tickets, text

Carolyn Hammer at: (201) 805-6153
or Toni Cunningham at: (201) 774-3743

Clubs & Classes

Dancercise - meets every Monday & Tuesday morning in the main room of the Clubhouse at 10:00am.

Bridge - plays every Monday afternoon in the veranda room of the Clubhouse at 1:00pm.

Book Club - meets on September 18th at 7:00pm. To join contact Lois Rosen at: loro781@aol.com This month they're discussing: "Take My Hand" by Dolan Perkins-Valdez.

Canasta - plays every Tuesday in the main room of the Clubhouse at 12:00pm.

Mah Jongg - plays every Monday and Friday afternoon at 1:00pm

Mah Jongg - plays every Thursday evening at 6:30pm in the main room of the Clubhouse.


Euchre Club - meets every Thursday afternoon in the main room of the Clubhouse at 1:00pm.

Mexican Train - plays every Wednesday afternoon in the Clubhouse veranda room at 1:00pm.

Yoga - meets every Wednesday afternoon in the main room of the Clubhouse at 1:00pm.

Line Dancing - meets every third Sunday of the month in the main room of the Clubhouse at 3:45pm.

Pickleball Club - open play: Mon, Wed, Fri, Sat 9:00am til 12:00pm. - Tue, Thur, Sun 6:00pm til 8:00pm. Contact: pickleballclublat@gmail.com

Mixed Casual Bocce - play every Monday at 5:45pm. Beginners welcome. Want to join? Just show up at the Bocce courts behind the Clubhouse. 

Easy Stretch

Meets every Tuesday 9am to 10am

Move your body at your own pace (head to toe) as you follow senior exercises on a new YouTube video each week.

In 15 minute increments work on your balance, strengthen your upper and lower body, flex your fingers, rotate your ankles, etc.

Perfect for a post rehab workout. You can stay seated and progress to standing, always with a chair and a friendly neighbor nearby.





TRADITION EVENTS

Splashpad Fun & Popsicles - Beat the heat and have some fun this month! Bring the kiddos down to the Splashpad in Tradition Square on Monday, September 11th from 11am to noon for **free** popsicles!

Kids Painting at the Gazebo - Bring the kiddos for a colorful Finger Painting event at the Gazebo on Monday, September 18th from 11am to noon. Dress them to get messy and let their creativity run wild! They'll have a blast expressing themselves making masterpieces through finger painting.

Tradition's World Fair - On Saturday, September 29th from 4pm to 9pm, step into a world of flavors and cultures for an unforgettable street party at Tradition Square! Indulge in delicious food from around the globe from vendors dressed in typical attire from that part of the world. Be mesmerized by musicians and dancers, representing a rich diversity of cultures, filling the air with music and dance throughout Tradition Square.



Family Fun Day - An art & craft fair with over 80 booths to be held on Saturday, September 30th from 1pm till 7pm at Tradition Square. A bounce house, kids zone, face painting, music, and food trucks will also be on site.



Regular Bingo Is Back!

By Kim Stapf

Mark your calendars for September 13th, October 11th and October 25th, just a few of many dates this fall we'll be playing Bingo again in the Clubhouse!

Connie & Roy Perconte and Kevin Stapf are looking forward to hosting and calling their next fun fall Bingo season. Be sure to bring your favorite lucky charm, beverage and snack.

Doors open at 6:30pm and games start promptly at 7:00pm. Cost is only \$10.00 for a book of 8 games and you may purchase additional coverall games at intermission for \$1 each. Dabbers will be supplied.

Let's see if you're the next lucky person who gets the pleasure of yelling ... BINGO! Good luck!

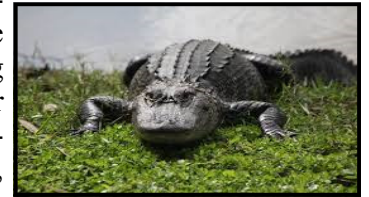


Reptiles of The Lakes

Alligators By Tom Klein

Alligators are an important part of Florida's natural history having been around since the dinosaur age. In Florida, it's well understood that if there is water, there's probably an alligator swimming in it. Floridians have learned that if you leave them alone, they will for the most part, leave you alone. Do not attempt to feed them, as it's not only dangerous, but illegal.

Alligators are instinctual hunters. They will hide at water's edge among reeds and choose their prey based on size. Considering them too large, they are generally very wary of humans but, due to their smaller size, small children and pets may be considered prey by them. So, always keep children and pets away from our lakes and control your pets by keeping them leashed.



Their powerful tail allows them to speedily maneuver in water. Sharp-clawed feet help them to run very fast on land for short distances (faster than humans can) and their massive jaw can crush turtle shells.

Mating season is generally between mid-April through May. Know that during that time, they will sometimes move across land to reach another body of water in search of a mate.

Alligators will begin to reproduce when they reach about about 8 feet long. After mating, the female digs a 'gator hole' near water's edge and builds a nest to hold her clutch of 20-50 eggs. The male then leaves for good to find another and mate again.

Hatchlings, which emerge 65 days later, are easy prey to large fish, birds, raccoons and other alligators. Only about three babies in a given clutch will ever reach one-year of age. But, once a gator reaches 4 feet in length, their only real predator is man.

If you feel one is becoming a problem, call the Florida Nuisance Alligator Hotline at 866-392-4286. A team will be sent to capture it and put it down.



**Thought
For The Day**

"It's amazing what you can accomplish if you do not care who gets the credit." - Harry Truman

Unscramble the letters to make a word (they all represent ‘Streets of The Lakes’). The small numbers underneath represent the important letter in each street’s name that together make the solution to the puzzle located at the bottom. Answer is on page 8.

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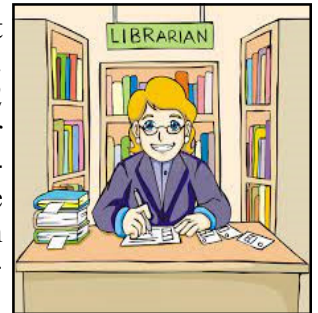
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Library Tech Help

By Carolyn Hammer

The St. Lucie County Library System wants to help you succeed in this Technology age! Have you ever felt like you were unable to master any of your devices, like your smart phone, your tablet, or your computer? Or maybe you'd just like to become more comfortable using Apps or social media sites like Facebook or Twitter. The library would like to help you with that.

Appointments for a one-on-one hands-on session with an experienced Tech person is available without charge at your local library. Appointments are limited to 2 sessions per person, per month. To book an appointment at our local branch, the Paula A. Lewis Library on Rosser Blvd, please call 772-871-7223.



You can also ask for help using some of the free library resources, such as Libby, Cloud Library, Freegal, and Hoopla. These resources make it possible to download free e-books, movies, TV shows, graphic novels and music.

Bring all of your passwords, your library card, and be sure that your devices are charged.

You can also check the library calendar for scheduled group Tech Talks. These group meetings address common issues that patrons request help with. Scheduled Tech Talks will be listed on the library website at: stlucieco.gov Just search 'Tech & Tech Help' for more information.



Our Favorite Recipes

Helen Jackman's Chicken on a Stick

- 2 (8 oz.) packages of cream cheese
- 1 envelope dry ranch dip mix
- 1-1/2 cups cooked, finely minced chicken
- 1/2 cup ground pecans

Mix together cream cheese & ranch dip. Stir in chicken. Chill for 1/2 hour or so. Use rubber gloves (to avoid gooey fingers) to roll mixture into 1/2 inch balls. Roll in ground nuts. Chill before serving. Stick a skinny pretzel in each when serving.





September 2023



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					Sep 1 10:00am LAT BOD Workshop 1:00pm MAH JONGG	2
3	4 LABOR DAY - OFFICE CLOSED 10:00am DANCEXRCISE 1:00pm BRIDGE 1:00pm MAH JONGG 	5 9:00am EASY STRETCH 10:00am DANCEXRCISE 12:00pm CANASTA 7:00pm POKER GAME	6 9:00am FACILITIES COMMITTEE 10:00am ACC MEETING 1:00pm MEXICAN TRAIN 1:00pm YOGA	7 1:00pm Euchre 6:30pm MAH JONGG	8 1:00pm MAH JONGG	9 ROCKIN' 60's, 70's PARTY 6:30pm
10	11 10:00am DANCEXRCISE 1:00pm BRIDGE 1:00pm MAH JONGG	12 9:00am EASY STRETCH 10:00am DANCEXRCISE 12:00pm CANASTA 3:00pm LANDSCAPE COMMITTEE 7:00pm POKER GAME	13 1:00pm MEXICAN TRAIN 1:00pm YOGA 6:30pm BINGO 	14 1:00pm Euchre 6:30pm MAH JONGG	15 1:00pm MAH JONGG	16
17	18 3:45pm LINE DANCERS 10:00am DANCEXRCISE 1:00pm BRIDGE 1:00pm MAH JONGG 4:00pm FINANCE COMMITTEE 7:00pm BOOK CLUB 	19 9:00am EASY STRETCH 10:00am DANCEXRCISE 12:00pm CANASTA 7:00pm POKER GAME	20 1:00pm MEXICAN TRAIN 1:00pm YOGA 6:30pm BOARD MEETING	21 12:00pm ACC application Deadline 1:00pm Euchre 6:30pm MAH JONGG	22 1:00pm MAH JONGG	23 MUSICAL BINGO 6:00pm
24	25 10:00am DANCEXRCISE 1:00pm BRIDGE 1:00pm MAH JONGG	26 9:00am EASY STRETCH 10:00am DANCEXRCISE 12:00pm CANASTA 7:00pm POKER GAME	27 Landscape Luncheon 1:00pm MEXICAN TRAIN 1:00pm YOGA	28 1:00pm Euchre 6:30pm MAH JONGG	29 1:00pm MAH JONGG	30



Answer to Kim's Word Scramble:

L I V I N G I N P A R A D I S E