

The Harbor Light

WELCOME TO LAKELAND HARBOR
Official Publication of Lakeland Harbor Homeowners Association, Inc.

NOVEMBER 2022

INSIDE THIS EDITION....

Details regarding the Annual Meeting
November 10, 2022

- ◆ Final list of Candidates for Board of Directors
- ◆ 2023 Proposed Budget
- ◆ Reminder— Be sure to obtain an Absentee Ballot and Proxy if you will not be in Lakeland Harbor 11/10



2 2023 LHHA Board of
Director Candidates

3 Annual Mtg./Election Info

4 LHHA 2023 Proposed Budget

5 President's Message

6 Manager's Message

7 Let's Get Social

8 Event Spotlight, CAP,
Local Contact Info

9 Tips & Tidbits

10 Birthdays & Anniversaries

11 FMO & Veterans

12 New Residents,
In Memoriam, LHHA Contacts

27 Fun Times at
Lakeland Harbor

28 November Calendar



2023



Anne Marie Crumb
LH Resident Since 2017
Home State New York
4409 Regatta Avenue
amcrumb@hotmail.com
518-421-7697

Janet Fischer
LH Resident Since 2016
Home State Pennsylvania
4577 Lakeland Harbor Loop
jfischer4577@yahoo.com
445-444-2477



**LHHA
BOARD**



Tom McPartlan
Resident Since 2020
Home State Maryland
610 Lake Larch Lane
tommcp77@gmail.com
240-375-8418

Jim Mills
Resident Since 2019
Home State Pennsylvania
4613 Lakeland Harbor Loop
yogimyster62@yahoo.com
813-731-1168



CANDIDATES



Linda Oman
Resident Since 2020
Home State Ohio
4668 Yacht
lindaoman902@gmail.com
419-559-8856

Linda Schwartz
Resident Since 2015
Home State Connecticut
4824 Lakeland Harbor Circle
schwartznaug@aol.com
203-233-2356

NOTICE OF ANNUAL MEETING

LAKELAND HARBOR HOMEOWNERS ASSOCIATION, INC.

NOVEMBER 10, 2022

Refreshments/Sign In - 6:30 PM—Meeting—7:00 PM

Per Article V, Section 6 of the LHA Bylaws, this letter serves as your required notice (was also in the previous newsletter). The membership will have the opportunity to vote on the Candidates for the Board of Directors and the 2023 Budget . Also, Per **Florida Statute 723**, nominations from the floor must take place at least 27 days prior to the Annual Meeting. This took place at the Board of Directors Meeting on October 13, 2022, and there were none. We will make every effort to schedule the delivery of absentee/proxy packages to include all candidates. Completed packages must be received by the Election Committee Chairperson at least 24 hours prior to the Annual Meeting. **(BEFORE 11/9 AT 7PM)**

Please take the time to look over the information on each candidate. Resumes submitted by each candidate are posted in the clubhouse and are on the LHA website. Candidates also may have distributed them to the Membership on their own. We urge you to speak to these individuals when you see them at the clubhouse, in the pool or perhaps on a golf cart ride. We are pleased that we have some newer residents who have stepped up this year to become involved. We wish all the candidates well. The proposed balanced Budget for 2023 is also on the ballot.

If you will not be present at this meeting and wish to cast your vote for Board of Director candidates, Budget and any other issues to come before the membership, please send a request for an Absentee Ballot and Proxy Package to: LHA, ATTN: Julie Anderson, Election Chairperson, 5000 Lakeland Harbor Blvd. Lakeland, FL 33805 or via email at julieanderson0714@gmail.com

Member's Name _____

Lakeland Harbor Address _____

Mailing Address for Absentee Ballot and Proxy Package

Email address _____

Signature _____

Date: _____

Lakeland Harbor HOA 2023 Budget

Category	YTD Sept 2022	Projected - Oct - Dec 2022	Projected 2022 End of Year	2023 Budget
<u>Revenue</u>				
Membership	\$ 3,235.00	\$ 765.00	\$ 4,000.00	\$ 4,000.00
Social Events	\$ 1,776.00	\$ 1,500.00	\$ 3,276.00	\$ 3,200.00
Advertising	\$ 1,775.00	\$ 2,800.00	\$ 4,575.00	\$ 4,575.00
Dogs On Deck	\$ 957.00	\$ 500.00	\$ 1,457.00	\$ 1,500.00
Deli	\$ 786.00	\$ 500.00	\$ 1,286.00	\$ 1,300.00
Tax Refund IRS	\$ 372.00	\$ -	\$ 372.00	\$ -
Coffee Hour	\$ 77.58	\$ 20.00	\$ 97.58	\$ 100.00
Total Revenue	\$ 8,978.58	\$ 6,085.00	\$ 15,063.58	\$ 14,675.00
Cost/Expense				
Printing	\$ 1,787.51	\$ 1,400.00	\$ 3,187.51	\$ 3,400.00
Licenses/Fees	\$ 1,614.30	\$ -	\$ 1,614.30	\$ 1,700.00
Kitchen Supplies	\$ 1,136.00	\$ 564.00	\$ 1,700.00	\$ 1,600.00
Insurance	\$ 4,602.00		\$ 4,602.00	\$ 4,600.00
Clubhouse	\$ 517.33	\$ 100.00	\$ 617.33	\$ 400.00
FL Sales Tax	\$ 490.96	\$ 365.00	\$ 855.96	\$ 856.00
Office Supplies	\$ 222.81	\$ 300.00	\$ 522.81	\$ 500.00
Deli	\$ 404.00	\$ 150.00	\$ 554.00	\$ 550.00
Seminars	\$ 90.00	\$ -	\$ 90.00	\$ 150.00
Membership	\$ 87.60	\$ 100.00	\$ 187.60	\$ 100.00
Board Sponsored Events	\$ 492.00	\$ 350.00	\$ 842.00	\$ 819.00
Income Taxes - State Federal	\$ 150.00	\$ -	\$ 150.00	\$ -
Total Expenses	\$ 11,594.51	\$ 3,329.00	\$ 14,923.51	\$ 14,675.00
Profit	\$ (2,615.93)	\$ 2,756.00	\$ 140.07	\$ -

PRESIDENT'S MESSAGE



David Seitz
dseitz2@comcast.net
215-840-3276



Happy November!

A special welcome home to our snowbirds who have started to return to Lakeland Harbor after spending the summer away from Florida. It is great to have you back!

Thank you to all of you who helped each other before, during, and after Hurricane Ian. Thank you all for helping to get our Park back to normal as quickly as you did. It was wonderful to observe so many situations where one neighbor was helping another. This is just another illustration of what makes Lakeland Harbor so great.

Our annual election meeting will take place on November 10 at 7:00 PM in the Clubhouse. This is an opportunity for each of you to select the people that you want to represent you for the next two years. It is important to take part and I encourage all of you to vote. I would like to thank those members of the HOA who have stepped forward and agreed to run. It is always a good thing when members take an interest and are willing to volunteer their time for the betterment of all.

Our Social Committee, under the leadership of Linda Thacker, continues to come up with some great ideas for activities and events. We hope that you will support the many events that we have planned for the rest of the year. Some of our favorite activities will take place soon.

Anyone who is new to the park and is a Veteran, please contact Linda Thacker or me as soon as possible so we can make sure that we have you on our list of Veterans. We will be having our Veterans Day luncheon on Friday, November 11 at 12 noon in the Clubhouse. We want to make sure that we have a complete list of Veterans for that event.

Please support our Carport Sale on November 5 and our Craft Fair on November 19.

For those of you who have not yet joined the Lakeland Harbor Homeowners Association website (lakelandharborhomeowners.org) yet I encourage you to do so. The website, under the leadership of Linda Mitchell, contains a great deal of information that you may access at your convenience. Information, such as the bylaws, prospectus, rules, and regulations of the park are easily accessible from this site. Members also have access to the agendas and minutes of every Board Meeting and General Membership Meeting. The Harbor Light newsletters are also contained on the site. Each Monday, members of the website receive a What's Happening email listing the events for the upcoming week. That is a great resource to have. If you need help signing up, please contact me and I will be happy to help you.



MANAGER'S MESSAGE

Tonya Ramsey, Property Manager
Tonya_Ramsey@equitylifestyle.com
863-688-6216



Hello! and Welcome November! It's full steam ahead into the holiday season! Honestly, it seems like we just took down last year's Christmas tree and it's almost time to put up this year's tree. I'm not complaining at all! I LOVE the holiday season. My son has already asked me what day is "Mom's Pumpkin Roll Baking Day"? I suppose I should pencil in a date before I forget. Ha! Ha! I won't hear the end of it, if I don't make at least 20 pumpkin rolls :)

Welcome back to our friends and neighbors who have returned from "summering" up North. Hurricane Ian decided to arrive just as many were making plans to come home. I want to really express my gratitude to you all for the exceptional way everyone prepared for the arrival of the storm. Many prepared their homes for impact and sought shelter in neighboring hotels to ride out the storm. Others sheltered in place. Our community was blessed. Considering the conditions of Hurricane Ian, things could have been so much worse. Thank you all for quickly getting out there and getting things back in order post storm.

By now, you should have received your 2023 Rent Increase Notice informing you of your new rent amount effective on January 1, 2023. Following is the wording in your prospectus as it relates to rent increases: it states:" The Base Rent is subject to annual increase, effective each January 1st in accordance with any increase (but not decrease) in the Net United States Department of Labor Consumer Price Index (CPI) as published by the U.S. Bureau of Labor and Statistics under the caption" United States City Average for Urban Wage Earners and Clerical Workers". **The amount of increase will be equal to the percentage increase in the CPI over the "measuring period"**. For this purpose, the "measuring period" means the twelve (12) month period ending on the last day of each July." I know the costs for everything, everywhere has increased. My rent increased \$450.00 a month where I live :(ELS has established a hardship program for long-term residents who may be experiencing challenges with increases in housing costs. If you believe that you have a financial hardship, please contact me at the office to determine whether you are eligible to receive assistance under this program. (NOTE: Assistance is not guaranteed, and we reserve the right to limit or end the program without further notice). This program was mentioned in your increase letter.

A few respectful, neighborly reminders: **please do not take short cuts through homeowners lots**. Respect the homeowners wishes of not allowing your pet to relieve itself in/on their lawn if you see signs posted in the yard about it. Clean up after your dog at all times. **DO NOT FEED THE STRAY CATS!** By placing food out on the ground you are establishing ownership of the cats you feed, and you are inviting other animals such as rats and racoons to the area which carries diseases. These animals stay near-by and multiply because you are giving them a food source. I'm sure you do not want the community to be overrun with stray cats. If you feel the need to help these animals, then do it the right way. Trap them, get them spay/neutered so they don't multiply.

Closing this month's message: The office will be closed on November 24th and 25th in observance of the Thanksgiving holiday. Nena, Bobby, Duane and I extend to you wishes that you all have a very Happy Thanksgiving. Enjoy time spent with family and friends. Eat good food and just be happy.

Let's *get* Social

As we move closer toward the holiday season, and our snowbird friends are flying in, things are moving forward with our upcoming events.

November 5 will be our Fall Carport Sales. Time to make space for new treasures and for others to find new treasures.

November 12th will be our Fall Fishing Derby. \$10 to sign up, first 20 to sign up will receive a can cozzi with Lakeland Harbor's name, free. There will be a trophy and monetary prizes awarded.

On November 19th, our much anticipated Craft Fair will return. We have some very talented crafters in our park, and this is also open to outside crafters as well. Never too early to think about unique gifts for ourselves and our loved ones.

Thanksgiving potluck at clubhouse on Thanksgiving day, 2:00 PM. Turkeys provided by ELS. Please bring a dish to share.

Karaoke will round out our month on November 26. Kick back and have some fun with our neighbors.

Regular activities are continuing or returning. Walk Away The Pounds has changed its times to Tuesday, Thursday, and Saturday at 8:00 am.

If you haven't already, I suggest joining the Harbor Highlights Facebook page. This Facebook page is administered by myself, and has the most up to date changes and information, as they may occur.



SOCIAL COMMITTEE: *Linda Thacker, Linda Oman, David Seitz*

MONTHLY EVENT SPOTLIGHT

FIRST SATURDAY BREAKFAST

**NONE THIS MONTH DUE TO
LHA SALE IN CLUBHOUSE**

LUNCH BUNCH

Wednesday, November 9th
Restaurant choice this month:
Green Door Restaurant
Dade City
Meet at restaurant at noon



Open to all residents who wish to go.
However, we will only have up to 18 people,
more than that is very difficult to get seating

Contact: Lydia Seitz
215-840-9907
lydiajaneseitz@comcast.net

RED HAT LADIES

Thursday, November 17
Restaurant Choice this month:
Applebee's
Meet at clubhouse at 11:30am
Lunch at 12:00 pm
Hostess: Cookie Tierney



Contact: Jacki Korn
863-606-5369
jackikorn@gmail.com

KARAOKE

Saturday, November 26
7-10 pm



Tickets are sold at Bingo and Dogs on Deck.
Or, call Ed 856-628-3802 or Donna Hoch
856-625-3834 to purchase. \$5.00 per person.
Remember, tickets are not sold at the door

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LOCAL CONTACT NUMBERS:

Lakeland Harbor Office
863-688-3496
863-450-8533 (Emergency #)

Lakeland Electric
863-834-9535

Spectrum Cable
863-965-7566

Bulk Trash Pickup
863-834-8733

Tax Office
863-534-4700

Police Non-Emergency
863-834-6966

The Ledger Newspaper
863-802-7323

EMAILS FOR ELS OFFICE:

Tonya_Ramsey@equitylifestyle.com

Nena_Pool@equitylifestyle.com



November 2022 Tips & Tidbits

TIME TO REFLECT ON ALL YOUR BLESSINGS, AND BE THANKFUL

Sandy Brandow



Tips:

November is voting time. Please get out and VOTE, no matter what the ballot is for: Federal, State, Local, even, Your HOA election. It is a right not everyone has. Exercise your right. Remember, if you do not vote, you have no reason to complain...Let your preference be known.

You only go around once in this life, so, make the most of it. Be kind it really is easier.

Now that I am older I have learned:

I may be wrong, but I doubt it.

Bad decisions, make GREAT STORIES

You come from dust; you will return to dust. That is why I do not dust. It could be someone I know.

Chuckle for the Month:

During a flight from Seattle to Chicago, a flight attendant split the back of his pants. No problem—he simply turned around stationed himself in front of the beverage cart facing forward. It worked or so he thought, until he got to the last row, and a female passenger leaned over and whispered, “Your fly is open.”

Recipe of the Month: Sweet Potato Casserole (A Thanksgiving Favorite)

4 C sweet potatoes cubed, ½ C sugar, 2 eggs beaten, ½ t. salt, 4 T butter softened, ½ C milk, ½ t. vanilla extract. Topping, ½ C packed brown sugar, 1/3 C flour, 3 T. butter softened, ½ C chopped pecans.

Preheat oven to 350 degrees. Put sweet potatoes in a medium pan, and cover with water, cook until soft, drain and mash. In a large bowl mix together sweet potatoes, white sugar, eggs, salt, butter, milk, and vanilla. Mix until smooth. Transfer to a 9x13 baking dish. In a medium bowl, mix brown sugar and flour. Cut in the butter until mixture is course. Stir in pecans. Sprinkle the mixture over the sweet potato mixture. Bake in preheated oven for 30 minutes or until topping is lightly browned.

The Harbor Light Distribution Coordinator

For the handling of your newsletter when you leave or return to Lakeland Harbor for an extended period (mailing, placed on hold or stopped), or if you have missed receiving your copy contact: Sandy Brandow at garsanfl@tampabay.rr.com or 863-682-9832.



- 1 Sue Kirth
Cathy Smith
Bob Groth
Don Houde
- 2 Bruce Baker
Walter Sullivan
- 5 Rosalie Loveland
Linda Oman
Ron Loveland
- 6 Linda Faust
Sal Dejewski
- 7 Marilee McMahan
Darlene Wells
- 8 Sandra Turner
Hilman Evans
George Fischer
Randy Pittenger
- 9 Richard McMahan
- 10 Joan King
Barry Domenget
Tom McPartlan
Doug Pack
- 11 Randy McKee
- 12 Linda Schwartz
- 13 Diane Feeman
Bonnie Reid
- 15 Bobbie Plowinski
- 16 Marge Simpkins
Donald Thomas
- 17 Pat Brighindi
Brenda Luft
- 18 Ronald Boggs
Steve Gallagher
- 19 John Moyes
- 20 LeRoy Wolfe
- 22 Carol Jean Gallagher
- 23 Carol Ross

BIRTHDAYS CONT'D.

- 25 Linda Behrens
Mike Sullivan
- 28 Charlotte Rogalski
- 29 Judith Luparelli
Karen Martin



- 4 Brian & Liz Tiffany
- 6 Ted & Betty Luperalli
- 14 Richard & Marilee McMahan
- 15 Arthur & Donna Ruthruff
- 17 Roger & Marilyn Hamilton
Robert & Linda Schwartz
- 22 Jeff & Linda Oman
- 28 James & Sally Bloom

50 YEARS & OVER

- 18 Peter & Linda Behrens
- 25 Joel & Karen Vener





VETERANS OF LAKELAND HARBOR



To Join FMO Contact: **Carol Ahern**
outerreach1@gmail.com or **781-856-4287**
Or go to: **www.fmo.org**

The first District 1 meeting of FMO is Thursday, November 10. Location to be announced. All manufactured homeowners are invited whether a member or not.

FMOs' agenda for Fall and Winter of 2023 will focus, as always, on Florida legislation that identifies Bills helpful to homeowners and Bills that would be detrimental to our chosen lifestyle communities.

FMO will endeavor to work collaboratively with Florida Home Builders Association (FHBA) to formulate legislation beneficial to manufactured homeowners.

Latest issue of FMO magazine will be posted in the clubhouse. Representatives and Senators running for Florida Government who have supported FMO beneficial legislation will be listed fyi.

All the news for FMO as well as benefits of membership are available at FMO.ORG

THANK YOU for your continued support and please ask a neighbor to join. The membership of FMO ARE IMPORTANT VOTES TO LEGISLATORS .

Carol

Please stop by the next time you are at the clubhouse and check out the display. Especially our newer residents, if you were in the military, please let us know so we can add your name and the branch of the military you served in. An email is preferable to ensure accuracy.

It is located on the wall right inside the door of the walkway leading to the pool.

The updates are done periodically throughout the year. A luncheon is held to honor Veteran's Day so we try to see that the list is completely up to date at that time.

Please contact any of the LHHA Board Members to add your Name and Branch of Service to this list.

Thank You for Your Service



WELCOME



NEW RESIDENTS:

Please take the time to welcome and get to know your new neighbors in Lakeland Harbor.

We have had a number of changes in the last year or two.



Stephen Ryan
4754 Lakeland Harbor Circle
July

Jackie L. Law
715 Lake Larch Drive
August 16

Wally Davis
4907 Lakeland Harbor Blvd.
September 15

Midge Cox
4612 Steamboat Avenue
October 6

2022 LHHA Officers

President—David Seitz

Vice President—Marti Baker

Secretary—Anne Marie Crumb

Treasurer—Mike Thacker

Directors

Jim Mills, Linda Schwartz, Ron Wilder



Please Note:

Listing of contact information for LHHA Board Officers as well as Committee Chairpersons are posted on the bulletin boards in the Clubhouse and in the Mail House.

The Harbor Light Editor

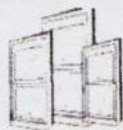
For questions, concerns or corrections regarding content, resident information, birthday/anniversary dates, etc. and procedure to include such information, please contact : Linda Mitchell at: lindamitchell614@gmail.com or 630-360-7741

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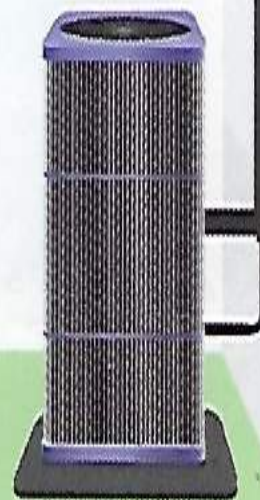
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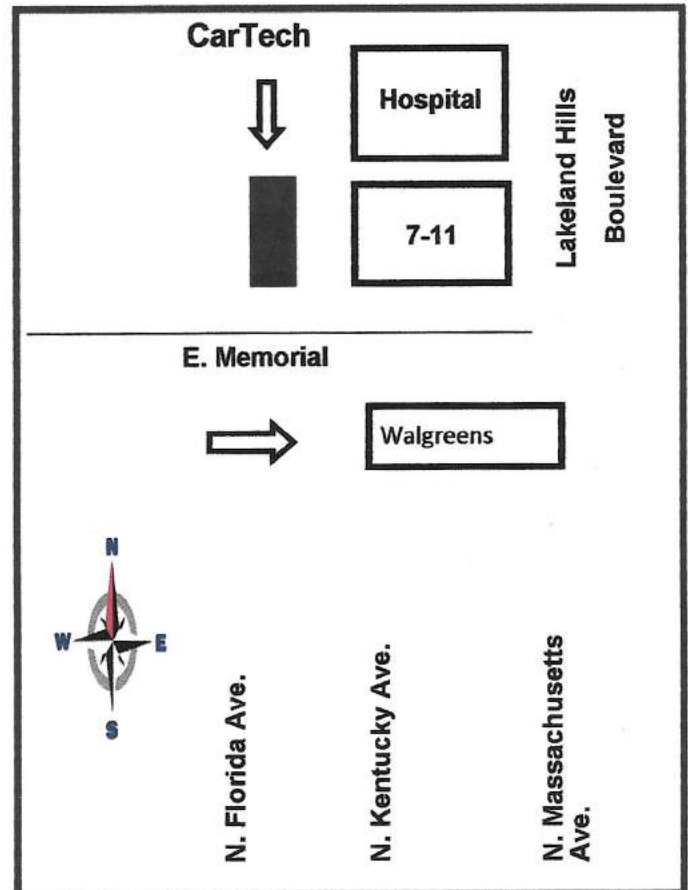
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Andrew P. Agnini, D.D.S.

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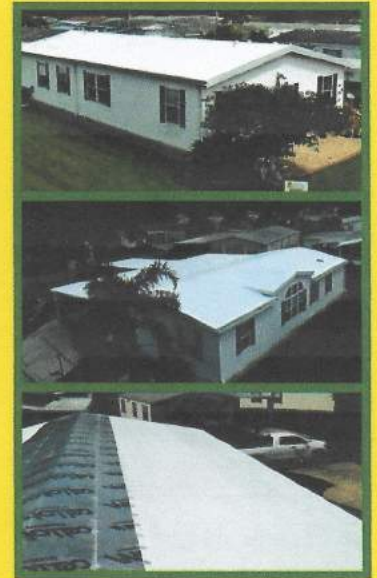
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4th of July
Potluck

And.....

Trophy Winner
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Parade



Pizza Party/Improv Night 8-13




Labor Day Ice Cream Social



Taco Tuesday 9-20



NOVEMBER 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
		8 am Walk Away the lbs. 9 am Busy Fingers 10 am Shuffleboard 6 pm Game Night	10 am Pool Exercise 6:30 pm Bingo	8 am Walk Away the lbs. 9:30 am Art Class 10 am Shuffleboard	10 am Pool Exercise 11:45 am Dogs on Deck 6pm Game Night	<u>8AM to 2PM</u> <u>CARPOR</u> <u>SALES</u>
6	7	8	9	10	11	12
3 pm Line Dancing	10 am Pool Exercise 11:30 am Single Ladies 1 pm Art Class	8 am Walk Away the lbs. 9 am Busy Fingers 10 am Shuffleboard 6 pm Game Night	10 am Pool Exercise 12 pm Lunch Buch 6:30 pm Bingo	8 am Walk Away the lbs. 9:30 am Art Class 10 am Shuffleboard <u>7PM</u> <u>LHHA</u> <u>ANNUAL</u> <u>MEETING</u>	10 am Pool Exercise <u>12 PM</u> <u>Veterans Day</u> <u>Luncheon</u> 6 pm Game Night	8 am Walk Away the lbs. 9 am Coffee Hour <u>DAWN</u> <u>TO 2PM</u> <u>FALL FISHING</u> <u>DERBY</u>
13	14	15	16	17	18	19
1 pm Just for Fun Poker Players 3 pm Line Dancing	10 am Pool Exercise 1 pm Art Class	8 am Walk Away the lbs. 9 am Busy Fingers 10 am Shuffleboard 6 pm Game Night	10 am Pool Exercise 6:30 pm Bingo	8 am Walk Away the lbs. 9:30 am Art Class 10 am Shuffleboard 11:30 am Red Hat Luncheon	10 am Pool Exercise 11:45 am Dogs on Deck 6 pm Game Night	<u>8AM-2PM</u> <u>CRAFT SHOW</u>
20	21	22	23	24	25	26
3 pm Line Dancing	10 am Pool Exercise 1 pm Art Class 6:30 pm Trivia Night	8 am Walk Away the lbs. 9 am Busy Fingers 10 am Shuffleboard 6 pm Game Night	10 am Pool Exercise 6:30 pm Bingo	10 am Shuffleboard <u>2PM</u> <u>THANKSGIVING</u> <u>POTLUCK</u>	10 am Pool Exercise 11:45 am Dogs on Deck 6 pm Game Night	8 am Walk Away the lbs. 9 am Coffee Hour <u>7:00 PM</u> <u>KARAOKE</u>
27	28	29	30			
Per ELS: Clubhouse is Reserved for a Private Party	10 am Pool Exercise 1 pm Art Class	8 am Walk Away the lbs. 9 am Busy Fingers 10 am Shuffleboard 6 pm Game Night	10 am Pool Exercise 6:30 pm Bingo			