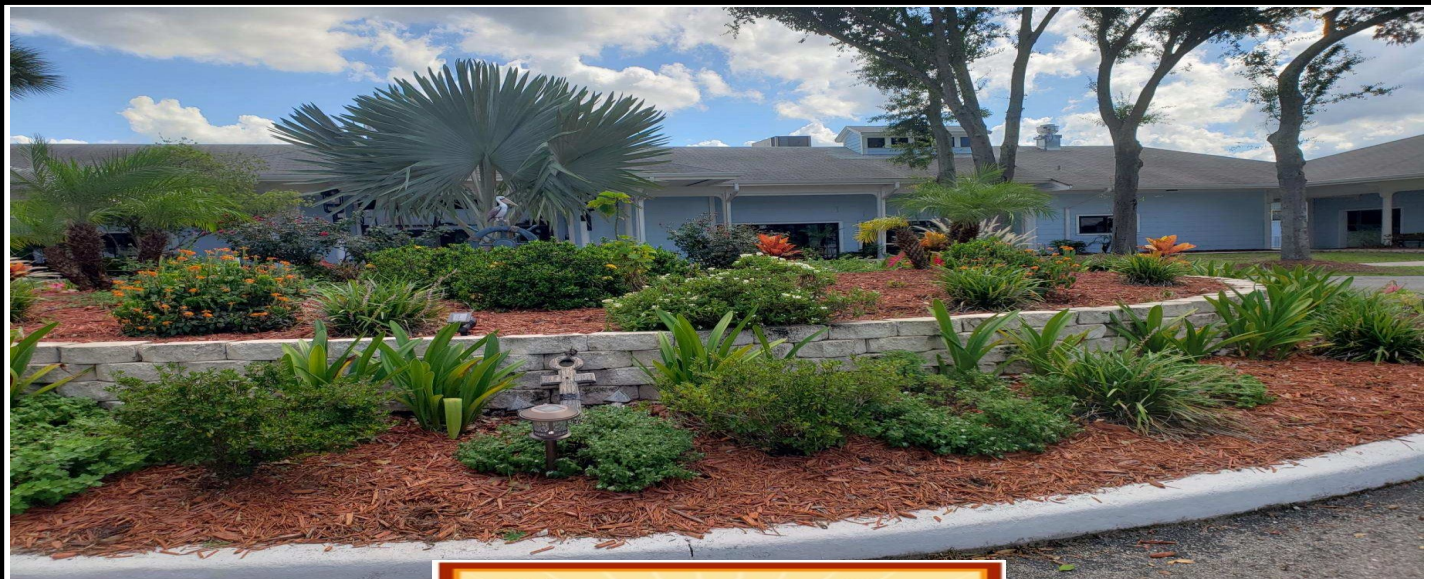


The Harbor Light

WELCOME TO LAKELAND HARBOR
4747 North State Road 33, Lakeland, FL 33805

The Official Publication of Lakeland Harbor Homeowners Association, Inc.
Website: <https://www.lakelandharborhomeowners.org/>

OCTOBER 2021



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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.

OCTOBER 2021

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|---|---|--|---|--|------------------------------------|-------------------------------|
| | | | | | 1 | 2 |
|  | | <p>FOUND THIS LIST OF "SPECIAL" DAYS ON A "HUMOR" WEBSITE - THOUGHT YOU MIGHT GET A CHCUKLE!</p> | <p>PERHAPS SOME OF YOU WOULD LIKE TO DO SOMETHING THAT CORRESPONDS WITH THESE DAYS, JUST FOR FUN.</p> | <p>IF YOU DO, PLEASE SNAP A PHOTO FOR FUTURE EDITIONS OF THE HARBOR LIGHT.</p> | <p><u>Walk Your Dog Day</u></p> | <p><u>World Smile Day</u></p> |
| 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| | <p><u>Cinnamon Roll Day</u></p> <p>11:30 am Single Ladies</p> | <p><u>Get Funky Day</u></p> | | <p><u>You Matter To Me Day</u></p> | | |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| | | | <p><u>Silly Sayings Day</u></p> <p>12:00 pm Lunch Bunch</p> | <p><u>Be Bald and Free Day</u></p> | | <p><u>Feral Cat Day</u></p> |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| <p><u>Wear Something Gaudy Day</u></p> | | | | <p>11:30 am Red Hatters Luncheon</p> | <p><u>Make a Dog's Day Day</u></p> | |
| 24/31 | 25 | 26 | 27 | 28 | 29 | 30 |
|  | <p><u>World Pasta Day</u></p> | | <p><u>Cranky Co-Workers Day</u></p> | <p><u>Chocolate Day</u></p> <p><u>Champagne Day</u></p> | | |

PRESIDENT'S MESSAGE



Linda Mitchell
lindamitchell614@gmail.com
630-360-7741

By now you should all have received your notice from ELS regarding the 2022 lot rent increase. We know it hit harder than usual this time due to the % of the medium used for this calculation.

In the Prospectus on file with the state and the rental agreement you signed when you bought your home, it outlines how this is done. For those who are new to Lakeland Harbor and others who may not recall, our community is a "CPI Park". This means that the amount of our annual increase is tied to a specific category of the Consumer Price Index, CPI-W. This year's figure is 5.4%, the highest it has been in a very long time, perhaps ever!

Lot rent amounts are based on various factors. Location of the lot i.e. corner, perimeter, interior, lake front, lake view etc. Similarly located homes may have different amounts due to date of purchase, history of when current owner increased to market value vs. previous owner, etc.

Everyone who has been at their current address for more than a year had their Monthly Base Rent increased by this 5.4%.

Those who bought during 2021 will have a



larger increase because they go to the "market rate". FYI, if the previous owner had only been there a short time, this bump may be less. If the previous owner had been at the home for a very long time, the market rate will have all those years to catch up to the current market rate so the increase can be quite significant.

The 2 additional items— Monthly DBR which is only \$0.33 and the Monthly Tax Pass On which appears to have decreased by \$0.34 to \$51.12 for 2022 is the same for all lots. These are taxes that are allowed to be passed on to tenants.

At the time of this writing, the LHA Board is working on gathering information, conferring with the attorney and making plans to call a meeting of this Negotiating Committee to discuss ELS's proposed increase. It is our hope that we can come to an agreement more satisfactory to all.

The results from this meeting will be shared with all residents at the completion of the discussion and/or action from such a meeting. It will take place in October— date to be determined.

2021 LHA Officers
President—Linda Mitchell
Vice President—Julie Anderson
Secretary—Anne Marie Crumb
Treasurer—Linda Schwartz
Directors
Marty Akers, Don Duell,
Jim Mills, David Seitz, Ron Wilder

SOCIAL COMMITTEE:

Linda Thacker
Gail Lewis
Dan Lewis
Dave Seitz

The Social Committee will investigate options for ways to let all our residents know that we appreciate them.

We may not be able to have gatherings with **groups**, small or large, on the property at this time. We know that the sharing of time and conversation with our neighbors is more valuable than any other aspect of such events. Some local communities have facilities we do not have in Lakeland Harbor.

Together with the LHHA Board, we will discuss options for resident participation/appreciation that maintains the best options for the safety of our residents.

ELECTION COMMITTEE:

Mike Thacker
Rosalie Loveland
Bruce Baker

Whenever we are able to remove the Emergency Status we are currently under, this Committee will communicate instructions regarding the requirements of becoming a candidate and holding our election.

Until LHHA is able to schedule an Annual Meeting that would allow for the participation of all members who wish to attend, nothing further can take place.

This Committee and the LHHA Board will work together to monitor progress and learn of methods that may allow us to move forward while still in compliance with FS 723 and LHHA Bylaws.

**WATCH FOR NOTICE OF INFORMATION
REGARDING THE 2022 LOT RENT
NEGOTIATIONS WITH ELS**

The LHHA Board will determine the best way to keep all residents informed as to the results of the Negotiation Committee talks with ELS Management—our own Community Manager and Upper Management personnel. This is NOT something over which we, individually, have authority, thus the term “negotiation”. We plan to present the best scenario to management and will pass along the results as soon as ELS responds.

WATCH YOUR EMAIL, CHECK BULLETIN BOARDS AND THE EVENT SIGN AT THE ENTRANCE TO THE COMMUNITY FOR UPDATES!

Thank you!

Event Spotlight

For those residents who get together to go outside of Lakeland Harbor for some type of gathering, to enjoy a meal or to see a local attraction, these functions are not under quite the same guidelines as events planned by LHA and carried out on ELS property. They may still be taking place, possibly less often or with fewer participants. Please check with those in charge of the group for questions or details.

RED HAT LADIES



LUNCHEON
Thursday, October 21

Meet at the clubhouse at 11:30 am. If anyone needs to carpool, we can take care of that at that time. Please contact Hostess **Janis Steckley** if you have questions. The restaurant for this month is: **Harborside**.

If you would like to join our Red Hat group, please contact **Jacki Korn**. Looking forward to seeing everyone soon!

Jacki Korn



October 13
Restaurant Choice this month:
Walk-Ons
(on N. 98 next to new Arby's)
Meet at restaurant at noon

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

If you are interested, email or call me and I will accept the first 17 people.

Lydia Seitz

215-840-9907

lydiajaneseitz@comcast.net



This week we tried Duke's Brewhouse down on S. Florida Ave. Mostly all loved the food. Music so loud you couldn't hear your companions. Service was very good. Menu extensive (like a book).



Some would definitely like the cute LITTLE outfits the servers wore. We might go back again but I would not get the Sampler - \$16.99 for mozzi sticks, potato skins, southwest egg rolls. I thought it too expensive.

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OCTOBER

HER BIRTHDAYS

- Oct 3 Stormy Durham
- Donna Takacs
- Oct 4 Theresa Baker
- Doris Richter
- Linda Guest
- Betty Greenawalt
- Oct 5 Helen Fedora
- Mary Fahrenholz
- Oct 10 Marty Baker
- Laurel Schrock
- Oct 12 Maria Esposito
- Oct 13 Irene Ricard
- Oct 14 Genella Schoonover
- Miriam Hansen
- Oct 17 Vicki Traister
- Oct 18 Donna Koper Helsley
- Jan Parker
- Oct 19 Sharon Hietella
- Christina Stockard
- Jean Anderson
- Oct 22 Nancy Reebel
- Oct 24 Kathy Schoonover
- Oct 27 Jackie Law
- Oct 29 Margaret Schwartz
- Oct 30 Arleen McCarty

HIS BIRTHDAYS

- Oct 2 Jose Cancel
- Oct 7 George Carter
- Oct 9 Bill Gibson
- Oct 10 Bill Russell
- Oct 11 Kaz Marcinkowski
- Oct 12 Bradley Nunez
- Dennis Webb
- Chuck Wallace
- Theo Streicher
- Dean Jones



HIS BIRTHDAYS (Cont'd.)

- Oct 15 Tom Doherty
- Oct 18 David Martin
- Charlie Reiff
- Oct 19 Rich Schoonover
- Oct 20 John Knoop
- Charles Reilly
- Kenneth McAgy
- Oct 22 Keith Hancock
- Oct 24 Dan Reebel
- Dale Gross
- Oct 27 Ed Farrell
- Oct 28 Herman Whitt
- Oct 29 Leonard Zeno
- Russ Stephenson
- Oct 31 Robert Borgus



OCTOBER

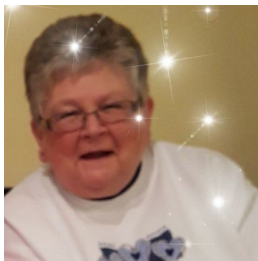
ANNIVERSARIES

- Oct 1 John & Pamela Tomchick
- Oct 5 Robert & Sharon Walker
- Oct 6 Theo & Marlene Streicher
- Oct 8 Anthony & Maria Esposito
- Oct 9 Joe & Tina Geraci
- Oct 23 David & Cathy Morrow
- Oct 26 Dan & Nancy Reebel
- Jim & Debbie Ging
- Lawrence & Donna Nix
- George & Jan Parker
- Oct 27 Chuck & Donna Douglas
- Oct 30 Mike & LuAnn Earls

50 YEARS & OVER

- Oct 20 Don & Deanna Leslie
- Oct 23 Ron & Rosalie Loveland
- Oct 28 Gilbert & Donna Lashua





Sandy Brandow

October 2021 Tips & Tidbits!

(From the Latin word octo “eight” because this had been the eighth month on the early Roman calendar)



Helpful tips:

- ◆ Did you know that Ice Cream should only be frozen for 1-2 months (I never have Ice Cream longer than 5-6 days)
- ◆ Most frozen foods remain safe almost indefinitely except certain cheeses: cottage cheese, cream cheese, feta, goat, fresh mozzarella, processed cheese opened. Time limits are for quality only.

Now that I'm older I have learned:

1. Don't wait until the storm stops, learn how to dance in the rain.
2. Before you speak: Is it kind? Is it true? Is it necessary?
3. Why do they lock gas station bathrooms? Do they think somebody will go in and clean them?

Chuckle of the Month:

Henry and Marge had just retired for the night. All of a sudden Henry began caressing Marge's neck, down each arm, across her midriff, up the left leg and foot, then stopped abruptly. Marge, who was enjoying this nuance immensely, asked why he stopped. He replied, "because I found the remote".

Recipe of the Month: Peppermint-Fudge Brownie Bites

1-16 oz, pkg refrigerated ready to bake triple chocolate cookie dough 1C. tiny marshmallows, 2/3 C. miniature semi-sweet chocolate chips, ¼ C. crushed stripe round peppermint candies or candy canes. 1 t. shortening (butter) Preheat oven to 350, line an 8x8x2 baking dish with foil up over the edge of the pan. Divide cookie dough and place in prepared pan. Use your hand to press dough in an even layer in the pan. Bake 18 minutes, immediately sprinkle the marshmallows and half of the chips. Bake an additional 3-4 minutes until marshmallows are puffed but not brown. Sprinkle with peppermint candies. Cool completely Remove from pan lifting the foil and place on a cutting board. Cut into squares and enjoy!.

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.

**FOR QUESTIONS REGARDING OUR ELS PARK,
LAKELAND HARBOR, CONTACT:**

**Lakeland Harbor Community Manager
4747 State Road 33, North
Lakeland, FL 33805
863-688-6216
lakelandharbor_mgr@equitylifestyle.com**

TONYA RAMSEY

**Lakeland Harbor
Community Manager**



**VETERANS
OF
LAKELAND HARBOR**



In January of 2020 we started a project to honor our Veterans. We now have access to the location where this is located in the Clubhouse.

Please stop by the next time you are up there and check out the list. Especially our newer residents, if you were in the military, please let us know so we can add your name.

It is current as of April 30. Before the end of 2021 any new information I receive will be added.*

Thanks for your help honoring our residents, past and present, who have served.

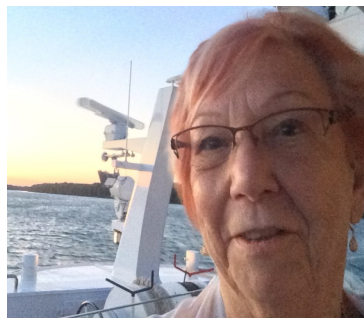
Linda Mitchell
lindamitchell614@gmail.com
630-360-7741

*Please contact me if you might be interested in assisting with this project.



To Join FMO Contact:

**Carol Ahern
outerreach1@gmail.com
781-856-4287
Or go to: www.fmo.org**



FMO Watchdog "calls to action" for homeowners regarding pending legislation and other important matters will be posted on the LHHA website as they are received for all to view. The FMO page is open to all with no restrictions.

HOA Disclaimer

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WELCOME



NEW RESIDENTS:

James & Judith Myers
4745 Lakeland Harbor Circle



Jerry Walker
4906 Lakeland Harbor Blvd.
August 31

Please let us know if you learn of the passing of any of our neighbors so we can share the information and honor their memory.



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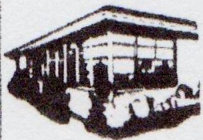
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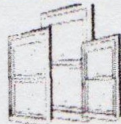


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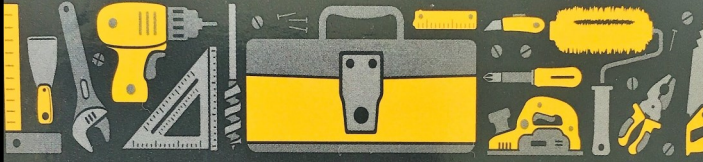
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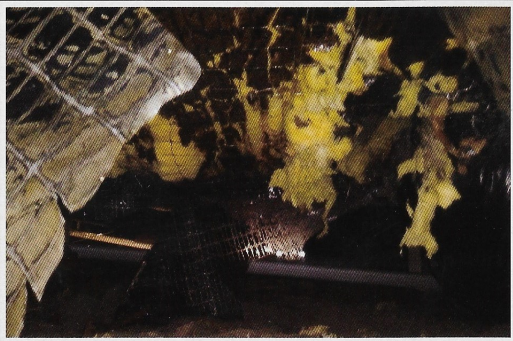
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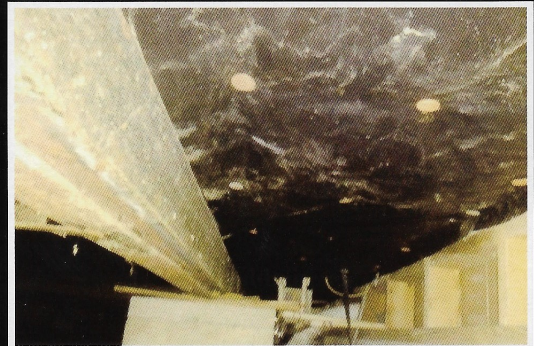
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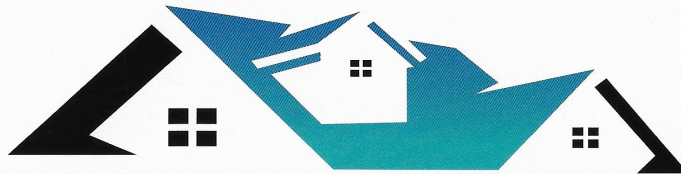
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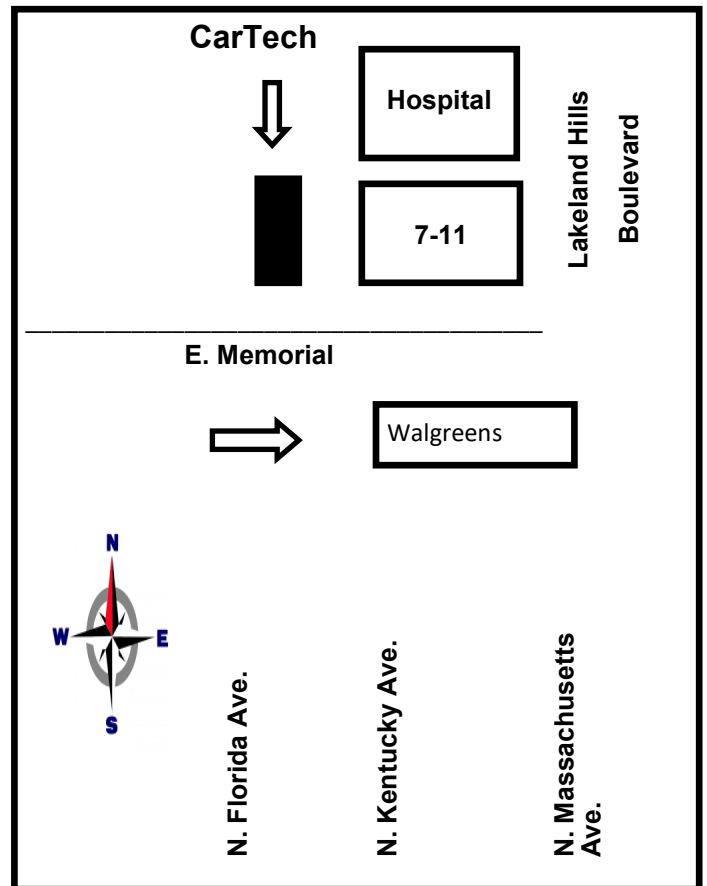
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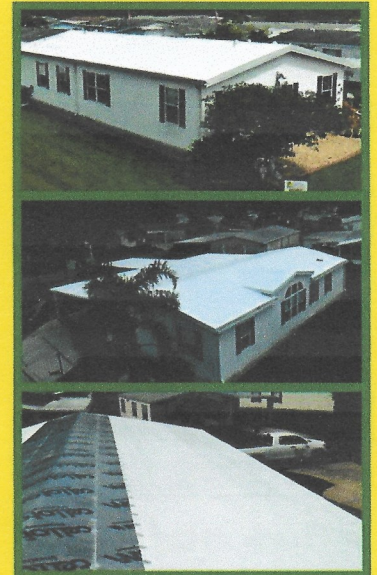
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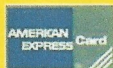
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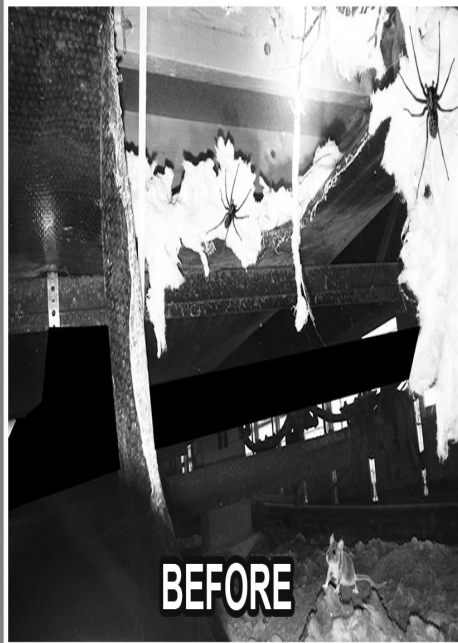
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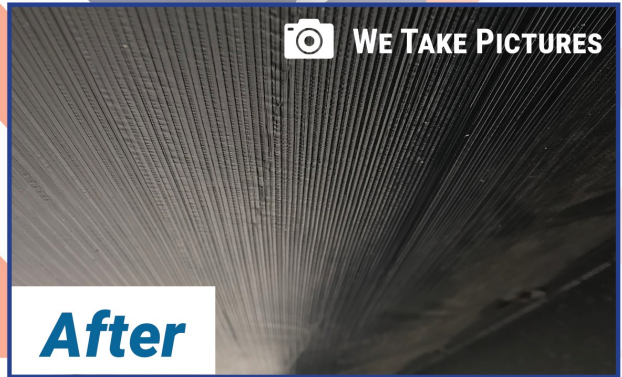
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