

The Harbor Light

LAKELAND HARBOR MOBILE HOME COMMUNITY
4747 North State Road 33, Lakeland, FL 33805

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

JUNE 2019



**NEW ENTRANCE SIGN. NICE TO SEE THESE
GETTING INSTALLED. THEY LOOK GREAT.
LOVING OUR COMMUNITY!**

JUNE 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1						
2	3	4	5	6	7	8
<p><u>2:00pm</u> <u>Ice Cream</u> <u>Social</u></p>	<p>10am Pool Exercise 10am Line Dancing 11:45am Single Ladies 1pm Art Class 1pm Bible Study 6pm Aggravation</p>	<p>9:30am Busy Fingers 10am Shuffle-board 6pm Game Night</p>	<p>10am Pool Exercise 1pm Bridge 7pm Bingo Doors Close @ 6:45pm</p>	<p>9:30am Art Class 10am Shuffle-board 12:30pm Happy Quilters & Sewers 1pm Bridge</p> <p style="text-align: center;"><u>6pm</u> <u>Pot Luck</u></p>	<p>10am Pool Exercise 11:45am Dogs on Deck 6pm Game Night</p>	
9	10	11	12	13	14	15
	<p>10am Pool Exercise 10am Line Dancing 1pm Art Class 1pm Bible Study 6pm Aggravation</p>	<p>9:30am Busy Fingers 10am Shuffle-board 4:30pm Social Hour 6pm Game Night</p>	<p>10am Pool Exercise 1pm Bridge 7pm Bingo Doors Close @ 6:45pm</p>	<p>9:30am Art Class 10am Shuffle-board 12:30pm Happy Quilters & Sewers 1pm Bridge</p>	<p>10am Pool Exercise 11:45am Dogs on Deck 6pm Game Night</p>	<p><u>10am</u> <u>Father's</u> <u>Day</u> <u>Breakfast</u></p>
16	17	18	19	20	21	22
	<p>10am Pool Exercise 10am Line Dancing 1pm Art Class 1pm Bible Study 6pm Aggravation</p>	<p>9:30am Busy Fingers 10am Shuffle-board 6pm Game Night</p>	<p>10am Pool Exercise 1pm Bridge</p>	<p>9:30am Art Class 10am Shuffle-board 12:30pm Happy Quilters & Sewers 1pm Bridge</p>	<p>10am Pool Exercise 11:45am Dogs on Deck 6pm Game Night</p>	
23	24	25	26	27	28	29
<p style="font-size: 2em; font-weight: bold;">30</p>	<p>10am Pool Exercise 10am Line Dancing 1pm Art Class 1pm Bible Study 6pm Aggravation</p>	<p>9:30am Busy Fingers 10am Shuffle-board 4:30pm Social Hour 6pm Game Night</p>	<p>10am Pool Exercise 1pm Bridge</p> <p style="text-align: center;">2</p>	<p>9:30am Art Class 10am Shuffle-board 12:30pm Happy Quilters & Sewers 1pm Bridge</p> <p style="text-align: center;"><u>7:00pm</u> <u>Movie Night</u></p>	<p>10am Pool Exercise 11:45am Dogs on Deck 6pm Game Night</p>	



PRESIDENT'S MESSAGE

Welcome to Summer with the Heat and Humidity; and.... did I say HEAT?

This month's message is one expressing Need and Hope for our Homeowners Association. The need is for member volunteers to serve on the Board of Directors, Social Committee and Coordinator, and many committees serving you through our HOA. The Lakeland Harbor Homeowners Association is your organization and its success and future is in your hands. The wonderful volunteers we have and have relied on for years are asking for relief. Our thanks and sincere appreciation for their service go with them. If you are wondering if there are any special qualifications needed to participate at any level in our HOA, the answer is simply, "Care enough to make a Difference".

I can tell you from personal experience, that as your president, director, and committee volunteer, I am proud and honored to serve this community and have made many new and close friendships these last three years. Working and laughing with friends yields so much more than the time and effort invested.

We are a 55 plus retirement community and we need YOU in all our endeavors, to help us remain relevant to today's challenges to Senior Living. Simply put, we need your help to make our future as an HOA a certainty for the next 35 years and I am asking you to respond with, "YES, I will Help".

In this month's Harbor Light there is a reprint of an article from the May/June issue of the FMO newsletter authored by Russ Watson entitled Social Committee or Social Club. The article describes Social Committees like ours and its important relationship with their homeowners associations. Today's challenges from the business side along with keeping us focused and relevant to our membership, presents many challenges and opportunities for both the Social Committee and your Board of Directors.

Please, help by volunteering at whatever level you can. Let's keep Lakeland Harbor the wonderful place it is to Live and Play in.

That's all for now. Enjoy the beginning of Summer and God Bless you All.

Fred Wolf
fredwolf36@gmail.com
269-930-2265



MANAGER'S MESSAGE

Can I go on record to express how glad I am that the month of May is over? Not for the awesome things that happened in May, you know; Mother's Day, Memorial Day, the installation of our new signs :) I have been in Florida for almost 2 years and I tell you I thought the Canadian Soldiers (May Flies) in Ohio were bad, these Florida Love Bugs may be a bit worse!!

Thanks to everyone who is continuing to address the items cited on your 360 Inspections. Many of the inspections required some sort of paint, whether it was the entire house or just shutters and trim. **ANY CHANGE IN PAINT COLOR MUST BE APPROVED BY MANAGEMENT.** Exterior modification forms must be submitted to the office with a swatch of the paint color/s for approval.

I'm so happy to see the community thriving. I believe June will mark 5 months for me as your manager? I think things are going great and can't wait to see what the next few months bring.

I'd really like to express my gratitude to the Garden Club. They have done such a wonderful job with the flowers and plants in the center island.

We have a few special days in June to mention...

HAPPY FATHER'S DAY TO OUR DAD'S.

Oh... and June 21st marks the first day of Summer! (even though everyday is summer in Florida)

Finally, if you are not receiving the Lakeland Harbor News in your email please contact me so I can add your email to my list. Not only is this list used to distribute the newsletter, but I also use it to get information to you. For example, the City of Lakeland recently had to shut off water to the community. I used my email listing to get that information out. So please spread the word and get me those email addresses.

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



SOCIAL ACTIVITIES **Linda Bellomy, Chairman**

I received several comments about the Paint & Sip in April. All comments were positive! We have scheduled the next one for December 14th. The last one filled up very quickly, so if you want to participate, watch for information in the Harbor Light and the bulletin board. Thank you to Charlotte Rogalski and Dennis Fisher and everyone who attended for making this such an enjoyable night. Another big thank you to Charlotte Rogalski for hosting and her team of helpers, for the Easter Pot Luck. Thank you to ELS for supplying the hams.

Special thanks to the Garden Club for the great job they are doing around the park. Things are beginning to take shape and our grounds are looking very colorful. Anyone who wishes to donate time or money to the efforts of this group, please see Sandy Brandow. They could use some more mulch to finish up the beds, and their coffers are empty.

What fun we had at the Kentucky Derby! Great food, great conversation and fun with the horse race, Linda Bellomy won 1st place, Marian Rogers won 2nd place and Linda Faust was 3rd place winner. As for the hat contest, Marian Rogers won 1st place and Dottie Gaspie 2nd. Thank you Marian for hosting this fun event.

Mother's Day Lunch was served to about 30 people by Glen Bellomy, George Parker, Billy Faust and Gary Bandow. Lunches were delivered to two shut-in families also. Thanks guys for a tasty meal well done.

Memorial Day, May 27th LuAnn and Mike Earls are hosting a pot luck/pool party with music on the deck. Please bring a dish to share, your own plates & cutlery, and come on down for some good food, fellowship, a dip in the pool, great music and fun. Everyone is invited.

June 2 we are having a BOD/HOA sponsored ice cream social. Serving vanilla ice cream with several toppings. June 6, is our next pot luck. Once again, please bring a dish to share, your own plates and cutlery and lets have dinner together!

On Saturday, the 15th Linda Behrens and team are hosting a Father's Day breakfast. Tickets are \$ 6.00 and being sold at Dogs on Deck,

Bingo, or call Linda @ 479-879-5433. Check the club house bulletin board for the menu.

The 27th Movie Night features: A History of Violence (check the board at the club house).

No Dogs on Deck for July, so we have a couple new events we will be introducing! Watch the news media for further information.

COMING UP IN JULY!

July 4	Golf Cart Parade
July 4	Pot Luck & Pool Party with music
July 19	Pot Luck
July 25	Movie Night

ATTENTION:



Please read the Bulletin Boards at the Clubhouse for complete information, signup sheets, ticket sales and other details important for all activities. The calendar will always be in this newsletter and on our website.

Some activities have schedule changes during the summer. Please check with the chairperson of the events you participate in for details.

Single Ladies will now be on the 1st Mon. meets at clubhouse at 11:45am as usual. Thursday morning 7:30 am Coffee Hour is on Summer Vacation until October 3rd. Morning Exercise Class on Mon., Wed. & Fri. at 7:30 am is also on Summer Vacation and will resume October 7. Ceramics Class is on Summer Vacation. See you in the fall.



BIRTHDAYS

June 1 David Seitz
 Bob Corrigan
 Al Vandemeer
 June 2 Ron McVicar
 June 3 Richard Kuhn
 Joe Thacker
 Lydia Seitz
 June 4 Mary Ellen Daniel
 June 5 Sally Bloom
 Pamela J Wolfe
 Dolores Pordon
 June 6 Billie Kunze
 June 8 Ramon Rodriguez
 Wayne Middleton
 June 9 George Parker
 June 10 William Downey
 Mary Kane
 June 11 Beverly Harty
 Sheila Mydock
 June 12 Henry Martin
 Judy Green
 Tanya Russell
 June 13 Roger Hamilton
 Mark Coffey
 Maggie Pittenger
 June 14 Julia Andrews
 June 15 Bill Michaud
 Charles Scott
 Shelia Lirette
 June 16 Phil Katterhagen
 Donna Nix
 June 17 Jean Claude Daniel
 Barbara Davis
 June 18 Joe Bresnan
 Janet Brackrog
 June 19 Lois Camp
 June 20 Christine Wells
 Dottie Gaspie
 June 21 Ana Mitchell
 June 22 Jane Crossan
 June 23 George Milson
 June 24 Lee Pordon
 Richard Bertrand
 Elizabeth Nascimento
 June 25 Donald Bean



ANNIVERSARIES

June 1 Leo & Kathy VanDrimmelen
 June 2 Jay & Jan Westdorp
 Robert & Nancy Marko
 June 5 Gene & Tina Taylor
 June 6 Mike & Shirley Kozinski
 June 11 Henry & Karen Martin
 June 13 Sam & Samantha Horvath
 June 14 John & Geraldine Pastore
 June 16 George & Janet Fischer
 June 17 Kenneth & Vicki McAgy
 June 26 Bill & Tanya Russell
 June 30 Del & Janice Smith

OVER 50 YEARS

June 3 Don & Barb Cress
 June 5 Dennis & Linda Webb
 June 7 John & AnneMarie Crumb
 June 19 Gary & Sandy Brandow
 June 20 Wally & Barbara Davis
 June 21 Joe & Pat Brighindi

OVER 60 YEARS

June 7 Lee & Dolores Pordon
 June 20 Joe & Diane Dudley
 June 21 Elmer & Patricia Bates
 June 30 Fred & Marge Simpkins

BIRTHDAYS CONTINUED:

June 26 Kenneth George
 Jacki Korn
 Rhonda Hodson
 June 28 Betsy Brown
 Lee Chindamo
 Leila Martin
 Janet McNeil
 Sally Versey
 June 29 Keith Foulks
 Donna Krahe
 Judith Walter
 June 30 Laura Gargan

IN MEMORIAM



Raye Korn
April 19

Grace Graham
May 1

We try our best to acknowledge the passing of both current and former residents when we receive the information. Please don't hesitate to reach out if you learn of a neighbor we have lost.

Kindness is the language
which the deaf can hear and
the blind can see.

- Mark Twain

FYI:

Did you know that unwanted medications may be deposited at any Polk County Permanent Drop Site. The convenient location for this community is Lakeland Police Department located at 219 Massachusetts St. Medications must be deposited in sealed container. No loose pills, liquid medications, or contraband will be collected at permanent sites. Also, medications may be safely deposited at home in the following manner: Dissolve medications in water and mix with coffee grounds or cat litter. Then pour into a zip lock bag and put in the trash. **DO NOT** dump any medications into the toilet to avoid harming our lakes and ground water.

Now that I'm older, I've discovered:

I've become convinced that the Things that matter most are the Things that you can't see...The love you share with others, Your inner purpose, Your comfort with who you are. Material "Things" do not matter most.

I am strong because I've been weak. I am fearless because I've been afraid. I am wise because I've been foolish.

Line dancing was started by women waiting to use the bathroom.

Smile for the month:

At the bank, a gentleman told the cashier, "I'd like to open a joint account please." "OK, with whom?" "whoever has lots of money."

Recipe of the Month:

Lemon Ice Pick Cake

1 Lemon cake Mix (pudding in the mix)

Prepare cake and bake as directed on the box. While cake is still hot, poke holes in top of cake. Pour lemon topping on cake.

Lemon Topping

2C powdered sugar
1/3 C lemon juice
2T melted butter

Bring ingredients to a boil, mix well. Cool slightly before pouring over cake.



S. Brandow 2019

HAPPY FATHER'S DAY

Father's Day Breakfast

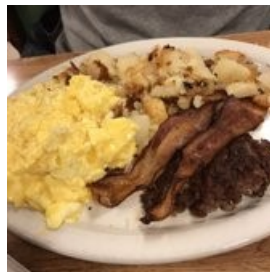
Saturday, June 15, 10:00 am
Tickets \$6 per person

All are Welcome

Menu

Scrambled Eggs, Hash Browns,
Bacon, Sausage
Mini Muffins
Orange Juice, Coffee

Tickets will be sold at Dogs on Deck and Bingo
Or contact Linda Behrens at 479-879-5433





NOVEMBER 16, 2019
Lakeland Harbor Community Clubhouse
4747 Lakeland Hills Boulevard
Lakeland, FL 33805

Resident

This is a reservation for our upcoming craft show that will be held November 16, 2019 in our community clubhouse. The table cost will be \$5 per table for resident vendors. Please complete this form and return it, along with your remittance to: Joyce Crumrine, 4550 Lakeland Harbor Loop, Lakeland, FL 33805. Please make check out to LHHA. Your reservation will not be guaranteed without remittance. We request that unless you can provide your own tables, your space be limited to 2 spaces. If you require more space, the charge will still be \$5 per space. In order to guarantee that you have the space you need, please do not wait to send in your reservation.

NAME _____

ADDRESS _____

PHONE _____

EMAIL _____

CRAFT _____

OF TABLES _____ NEED ELECTRIC YES NO (circle one)

COME AND JOIN US!!!!

ICE CREAM SOCIAL

COME AND ENJOY
A REFRESHING TREAT
COURTESY OF YOUR
LHHA BOARD

SUNDAY, JUNE 2, 2:00 PM

VISIT WITH FRIENDS AND NEIGHBORS



SOCIAL COMMITTEE OR SOCIAL CLUB

Credit for this article belongs to FMO Director at Large, Russ Watson. It is from the May issue of the FMO Magazine. It strikes very close to home with the very things we here in Lakeland Harbor, and so many other communities like ours, are facing in handling responsibility for social events for our residents.

One of the major factors attracting new residents to organized manufactured communities – Land Lease, Resident Owned Community (ROC), or Subdivision – is activities. We all want to take a step back from the years of toil and enjoy good times with friends and neighbors. The center of such activities in most communities is the social committee or social club. A few have paid social directors but for most this very important function is done by volunteers. The structure of the group overseeing these activities can have a great deal to do with their acceptance by the community and the success of their efforts.

Some of these groups predate even the Home Owner's Association (HOA) formation in their park. More common was the formation of a social committee under the umbrella of the HOA. This was most often done this way to share the cost of liability insurance – a necessity for such groups. FMO Attorney and long-time champion of HOAs, Lee J. Colling, has often said in training classes this is his preferred and recommended structure. It works in many communities.

There are a number of advantages to this structure. It gives HOA members a clear and legal control of the committee through its Board of Directors (BOD). The committee is staffed by HOA members and the sponsoring of activities serves to promote membership. One insurance policy covers all. Recordkeeping, book-keeping, and taxes are typically handled by

HOA officers thus leaving the committee to focus on activities and events. One voice – The BOD – is heard by management lending unity to the strength of resident negotiations for better facilities, etc. Activities and events are publicized alongside other HOA news lending balance and interest to the HOA's other endeavors. HOA members have legal recourse should the committee fail to live up to its fiduciary responsibilities to the community. Monies collected and earned remain the property of the HOA and thus, the community.

There can be reasons to structure it differently. Some HOAs, either in their bylaws or through the conviction of their leaders, focus solely on negotiating issues covered under the statutes (FS 723 or FS720). In other cases, differences over the use of proceeds or assets have divided those interested in managing activities from those seeking to run the HOA. In many parks this divides the community into a Hatfield vs McCoy feud which can rage for years. Even households can be affected where one member favors one side and the other is committed to the opposing group. Members of the community can agree to disagree. The structure of the resulting social "club" can have many implications. There are a couple of common scenarios and a couple not so common to consider.

The most common is a simple social club. A group of residents, with sufficient support of the community, nominate themselves to put on the events and run activities. They form a "club", get a bank account, and obtain a liability policy from an insurance carrier. If they organize in this manner and go no further they are technically an unincorporated association.

The "members" of the association conduct its business and are legally responsible for any financial obligations the organization incurs (debts, taxes, etc.). An accountant should be consulted regarding sales taxes, income tax, etc. Such groups should maintain a member list, keep financial records, create a set of bylaws members agree to abide by, and establish a method of electing leadership by the members. Finances should be disclosed regularly and leaders should be open to suggestions. Big decisions should be made by a vote of the members. Simply declaring everyone in the community as members does not make it so, and if this is the only membership list maintained, those serving in leadership capacity may find themselves individually responsible for liabilities incurred by the group.

Continued on Page 11

Continued from Page 10

You need not charge a fee but members must be those that actually agree to join. A simple application with contact info and a signature is all that's needed but listing interests might help group leaders in assigning tasks or seeking volunteers for a particular activity. Since there are few statutes covering such organizations (other than taxes & criminal – such as fraud) it can be very loosely run. Legal recourse by residents is minimal but theft or misappropriation can be reported to the police and pursued as the structure also offers little protection to its leaders if they violate the trust of the community.

Social Clubs, like HOAs can incorporate. This can be for-profit or not for-profit under the state incorporation laws. Similar to an HOA, it can be a corporation composed of members, who under the bylaws have voting rights, and the leadership is elected by the members. Again, simply declaring all members of the community does not make it so and a membership list of those with voting rights must be maintained. FS 607 (for profit) or FS617 (not for profit) statutes apply and must be adhered to. Becoming a not for-profit decreases the liability of club leaders. It changes the tax liabilities slightly but do not mistake state not for-profit status with federal 501C4 or 501C3 nonprofit organizations. An accountant should be consulted regarding sales taxes, income tax, etc. This provides more structure and a legal umbrella under which leaders must operate. As long as the bylaws vest the actual authority over decisions, leadership, and assets in the members AND a membership list is maintained AND financial transactions are fully disclosed AND regular meetings are held where members can vote on any matter – this can be a good thing.

A problem arises when a small group within the community declare themselves in charge of activities and amenities while not offering legal/voting membership in the group to all residents. Often these groups will not disclose what's happening financially leaving open the door to shenanigans. Even worse is a circumstance where they form an alliance with management to the exclusion of other residents who want to hold activities or utilize amenities. This can result in favoritism for their friends and harassment or reprisal to those crying out for fairness.

Unfortunately, in many parks, volunteers are not easy to find and many residents have no concerns as long as someone else does the work. This allows unscrupulous individuals to prey upon the community in the guise of a “social club”. The HOA can certainly address such things but, not desiring to inherit the work, may decline. Unless the community as a whole bands

together, these groups can take on a gang like personality; shaking down the park and bullying those that oppose. Once allowed to operate this way they can be very difficult to overcome as there are no statutes preventing this directly and if aligned with management interests they will be allowed. Typically the only weakness is they think they are above the law and often fail to collect or pay taxes, file required reports, or obtain required permits. Agencies overseeing these things may be able to help. If they have incorporated privately and are not individually listing residents as full voting members on a membership roll they may in fact be a business and not a social club at all. In this case they would be subject to laws pertaining to catering, gambling, sale or distribution of alcohol, fraudulent representation and more. The state District Attorney, Health Department, or local law enforcement agencies may be able to help.

Lastly is a hybrid organization method that would be my personal choice if I were reorganizing a community. This method places the Social Committee squarely under the HOA. That has the advantages of shared insurance and legal recourse by residents under FS723/720. The difference is in how the committee is formed and the independence given it under the HOA bylaws. Members of the committee are elected in the same manner as members of the board of directors – by the membership. The committee then elects its own chairperson, secretary, and treasurer, who serve at the pleasure of the committee. While the Board of Directors technically oversees the committee its funds are kept separate and controlled by the committee treasurer. Committee decisions are not subject to review by the BOD but can be acted upon by members in the same manner as those of the BOD. Recall provisions would be spelled out as the same as those for BOD members. This is the best of all choices. The members (residents) ultimately decide what's done with funds, and those putting on activities have an independent say in how it's being done. This can be accomplished with bylaw changes at no cost to the HOA unless you decide to consult an attorney.

WE ENCOURAGE YOU, AFTER READING THIS, TO GO TO THE LHHA WEBSITE FORUM PAGE AND SHARE YOUR THOUGHTS!





Carol Ahern, LHA Rep.
outerreach1@gmail.com
781-856-4287

**The Federation of
Manufactured/Mobile Homeowners**
21ST CENTURY FMO

HOW DOES FMO MEMBERSHIP BENEFIT YOU?

FMO is the primary Florida membership organization representing Florida manufactured homeowners, with State Lawmakers. Formed by statewide residents in 1962, FMO was the impetus for Chapter 723, the laws governing manufactured homeowners Rights and Representation as individuals and via Homeowner Associations. A priority is representation with park owners as they write and implement, for example, park rules and regulations, safety, pass-thru taxes and reviews of sustaining prospectus statements.

FMO now has a Board Member on the (HUD) committee in Washington D.C. with a specific focus on manufactured homes. The Housing and Urban Development committee writes legislation for House and Senate (ex. Safety, construction specifications)

FMO is also expanding its advocacy nationally by partnering with "Prosperity Now" in D.C. and with the National Manufactured Homeowners Association.

FMO uses its volume of member voices to pass legislation to defeat tax on mobile homes as real property, defeat frequent attempts to place a 7% sales tax on your monthly lot rent and to support legislators who champion our issues.

FMO is primarily a volunteer organization. Our lobbyist and office staff are paid and benefit all issues. Check out the newly designed web site at www.fmo.org, LHA website and/or clubhouse postings for content, useful materials and member applications. Dues \$25 or \$65 for 3 years.

**Contact Information for
LHA Board Members:**

Fred Wolf, President
fredwolf36@gmail.com
269-930-2265

Donald Duell, Vice President
don.duell@gmail.com
863-937-3355

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

Linda Schwartz, Treasurer
schwartznaug@aol.com
203-233-2356

Jan Ellis, Director
jellis6451@brighthouse.com
863-683-9519

Glen Bellomy, Director
oldpapabell2@gmail.com
863-255-2617

Julie Anderson, Director
julieanderson0714@gmail.com
863-370-7005

David Morrow, Director
cdmorrow531@gmail.com
863-937-9468

Dick Pellerin, Director
dickpellerin@hotmail.com
774-307-0150

IMPORTANT – PLEASE NOTE

For all content/format of news items, socials, corrections to the Lakeland Harbor directory, "In Memoriam", special occasions (birthdays/anniversaries if you have given us written permission to publish), scheduling information, or corrections to previous editions contact:

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

If you become aware of a neighbor who has moved from the park, is new to the park or has passed away contact David Morrow so that this can be noted:

cdmorrow531@gmail.com
863-937-9468.

For the handling of your newsletter when you leave Lakeland Harbor (mailing, placing on hold or stopping), or if you have missed receiving your copy contact:

Emma Britton
Advertising & Distribution
emmabritton@msn.com
863-688-1119

Thank you for your help!



**RICK MOORE
PLUMBING**
863-688-1226

Water Heaters - Drain Cleaning -
Repipes - Remodels - Faucets - Toilets
- Sinks - Tubs & More

Check us out on Facebook & Pinterest

License# CF1428747 - Bonded - Insured - Senior Discounts

Residential & Commercial

SCREEN, ACRYLIC, GLASS & VINYL ENCLOSURES



**NO JOB
TOO SMALL**


REVINYL • RESCREEN
AWNINGS • SUNROOMS
SIDING • NEW WINDOWS • RAILS • DECKS
GARAGE SCREENS • HURRICANE PROTECTION

CALL 640-0177

SERVING POLK COUNTY FOR OVER 36 YEARS
LICENSED, INSURED, BONDED

BAKER ALUMINUM
ALUMINUM SPECIALTY CONTRACTOR

CHRIS LODENQUAI, D.M.D.



117 KERNEYWOOD STREET
LAKELAND, FLORIDA 33803

PHONE: 863-687-2759

FAX: 863-686-5184



**AMERICAN
HAIR CUTTERS**

858-1874

\$1.00 OFF

A FULL SERVICE BARBER SHOP

1022 WALT WILLIAMS RD
Lakeland, FL 33809

LET BLACK'S INSURANCE
**SAVE YOU
TIME & MONEY**

- Let us compare rates to find the best fit for you-
AUTO, HOME, BUSINESS, LIFE, FINANCIAL
SERVICES
- We are locally focused-we understand your needs
here in Central Florida
- Not limited by 1 company, we work with several
- Let us work for YOU! Contact us TODAY!

WWW.BLACKSINSURANCE.COM
813-713-BLACKS OR 813-752-3225
204 N. COLLINS ST.
PLANT CITY, FL 33563



IRRIGATION
REPAIR & MAINTENANCE





LANDSCAPE & IRRIGATION SERVICES

FREE Irrigation Inspection ^{\$80 VALUE}

CALL TODAY! (813) 900-6242

NEVER EXPIRES! OR EMAIL: joeflint1970@gmail.com PLEASE MENTION THIS AD!

Landscape Design & Installation | Irrigation Repairs
Sod Replacement | Tree Trimming
Licensed & Insured | Over 31 Years Of Experience



Joe Flint
President



LANDSCAPE
DESIGN & INSTALLATION



Insulated Aluminum Roof Over



WHY THE WEATHER-LOK ROOF OVER SYSTEM ?

Lifetime Warranty · Energy Efficient
Maintenance Free · Custom Tri-Bend Facia
Custom Gutter / Overhang System

At AMS we use only Energy Efficient Custom Rolled Aluminum. We will not use membrane products or materials that may shrink, dry rot, or deteriorate over time

Call Today to Experience the AMS Difference Over 100,000 Satisfied Customers!

1-800-226-1334

FAMILY OWNED & OPERATED AND SERVING FLORIDA RESIDENTS SINCE 1977
Evening and Weekend Appointments Available
CG C1505972 · CC C042787 · CC C1328662



SERVING LAKELAND & CENTRAL FLORIDA SINCE 2006



CARTS -R-RUSS

SALES • SERVICE • PARTS

863-683-1300

Owner Russ DeSena 1729 N. FLORIDA AVE., LAKELAND Formerly Mike's Golf Carts

cartsrruss.com

Member SIPC

Have IRA questions? Let's talk.

Greg West
Financial Advisor

Northtowne Square
5133 U.S. Hwy 98 North
Lakeland, FL 33809
863-815-3429

Edward Jones
MAKING SENSE OF INVESTING
www.edwardjones.com

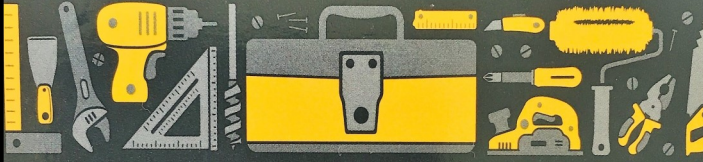
MKT-5894I-A

(586)260-4382

MC Home Maintenance & Remodeling

Est. 1986

Mark Senffleben
Master Carpenter



SPECIALIZING IN

- | | | |
|----------------------|------------|---------------|
| Kitchen and Bathroom | Flooring | Drywall |
| Counter Tops | Plumbing | Painting |
| Ceramic Tile | Electrical | Power Washing |

All phases of home repair at an affordable price

Senior Discounts Apply



Select

Mobile Home Sales

Jean Osani
Home Consultant

WHAT SETS US APART?

- Staging for sales appeal
- Information/Photo flyers
- Open house/Newspaper ads
- Courteous & professional service

Main Office

LARGO, FL 33771
Local Cell: 863-286-1166
Office: 727-584-3588

www.selectamobilehome.com

SNOWBIRD LIVING

Mobile Home Sales



Marcy Romero

Professional, Reliable Service with a Proven Track

Record in Lakeland Harbor

TIRELESSLY WORKING TO SELL YOUR HOME FAST !!

Marcy Romero 863.899.4544

marcyhromero@gmail.com

WWW.SNOWBIRDLIVING.COM



The Lakeland
Air Conditioning Company
FORMERLY CLOVAIR INC.

863.859.4090 TheLakelandAC.com

Packaged Air Conditioner Swap Outs

starting at \$3000.00

fair service prices and great maintenance agreements

ask for a free quote today!

CAC1819407



**For All Your Insurance Needs
Including
Home, Boat, Auto, Golf Cart,
Motorcycle, RV, Umbrella, Flood & More
Many Top Rated Insurance Companies
To Quote Through = Saving \$\$\$**

Nichols Insurance Group LLC
932 Swann Drive
(behind Domino's on 98 N)
Lakeland, FL 33809
863-816-7836

The above will be our new address at year end 2017.
Until then we are at the old address
5332 US Highway 98 N

MCKINNEY

AIR CONDITIONING & HEATING, INC.

Family Owned & Operated Since 1991

**We Service All Makes
& Models**

**Residential &
Manufactured Homes**

**Free Estimates
On Installation**

Financing Available



© Can Stock Photo

863-859-2837

**www.mckinneyac.com
mckinneyac.aol.com**



**PLEASE CONSIDER
GIVING OUR
ADVERTISERS YOUR
BUSINESS!**

**ASK YOUR NEIGHBORS,
MANY OF US HAVE
ALREADY USED THEIR
SERVICES.**

Licensed & Insured

Lic #CAC053231

16



36 years serving Lakeland

CarTech



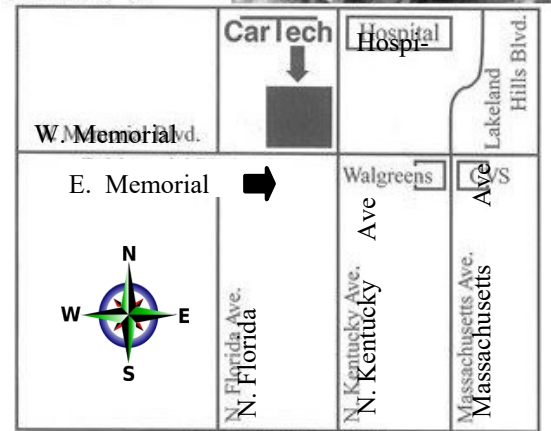
(Your Alternative To Dealership Service (At Half The Cost)

TOTAL AUTO REPAIR & MAINTENANCE

- ☐ FROM POWER WINDOWS
- ☐ TO TRANSMISSIONS
- ☐ MINOR AND MAJOR REPAIRS
- ☐ FREE DIAGNOSTIC IN MOST CASES

Senior Discount

- ☐ One year to lifetime warranty on most repairs
- ☐ Nice waiting room with WIFI
- ☐ Oil and filter \$15.00 no extras on Foreign and Domestic
- ☐ Same Day Service in most cases
- ☐ Discount for Canadians



863 -687 -7335

218 E. Memorial Blvd.
Lakeland, Florida 33801

(Corner of N. Kentucky & E. Memorial)

J.A. PERKINS HEATING & COOLING

JEFFERY A. PERKINS
OWNER

7625 Chase Road
Lakeland, Florida
33810

(863)853-3244
(863) 698-3432

LIC:# RA0059048



17

THE Bug Man

Annual Termite & Pest Control Inc.

Frank Favuzza Jr.
Owner Operator

Free Inspections

Free Estimates

(863) 968-0292

(863) 802-0550

(863) 422-0881

(863) 298-0666

(863)752-7775

License #6747

PHILLIPS PLUMBING CO.

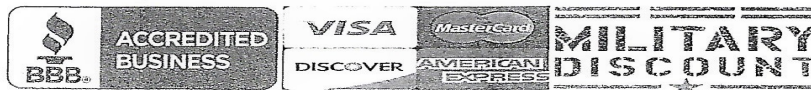
SINCE 1973

863-299-5020

MOBILE HOME RE-PIPING EXPERTS!



Leak Detection
Water Damage Clean-Up &
Restoration
Water Heater Repair &
Replacement
Drain Cleaning & Repair
Kitchen & Bath Remodel
24-Hour Services
Senior Discounts
Licensed, Bonded, & Insured
Honesty, Integrity, Quality
The Careful Plumbers
Lic.# RF11067187



Comprehensive Dental Care for the Entire Family

- Same Day Denture Repairs
- Custom Dentures & Partials
- Root Canals
- Same Day Inlays & Crowns
- Oral Surgery-Extractions
- Cosmetic Dentistry
- Orthodontics
- TMJ, Sleep Disorders & Snoring Appliances
- Implant Surgical Placement, Implant Crowns, Bridges & Dentures

1805 Lakeland Hills Blvd
Lakeland, FL 33805
Ph: (863) 845-1456

2410 Florida Ave S
Lakeland, FL 33803
Ph: (863) 845-1456

Michael F. Agnini, D.D.S.

Andrew P. Agnini, D.D.S.

& Associates



FAMILY OWNED & OPERATED SINCE 1971

FREE CONSULTATION ON SYSTEM

EMERGENCY SERVICE

UP FRONT PRICING

**Ask about our "Preferred Service Club" to
receive discounts, priority services &
planned preventive maintenance**

863-858-2577

**Visit us online @www.thorpeac.com
#CAC026424**

18



SUPERIOR

HEATING AND COOLING MANAGEMENT, INC

7 Days/24 Hour Emergency Service

1-800-640-8634

SERVING

Pinellas/Pasco: 727.571.4299

Zephyrhills: 813.783.7509

Hillsborough Co.: 813.854.3449

Polk Co.: 863.688.1823

6-18

License #CAC1817972

NuTone

Heating and Cooling Products

**** SPECIAL ****

A/C CLEAN

AND TUNE

\$35.00

FREE ESTIMATES

24 HOUR EMERGENCY SERVICE

*Senior Citizen Discount

S&S ROOFING

****Senior Discount****
****Leak Repairs****
****Re-Roofs****

FREE ESTIMATES!!!

****Specializing in Manufactured Homes****

****Serving Polk County Since 1989****

(863) 209-2646

CCC1326020

Insurance Program



**Mobile • Modular • Manufactured
Singlewide • Doublewide**

Highlights of the Program

- “A” Rated Insurance
- Owner/Tenant
- Seasonal & Rental
- Value 10k to 125k
- Rates from \$212.⁰⁰
- Approved Park
- Private Property
- 1970 and Newer Homes
- Replacement Cost
- Golf Cart Coverage



Toll Free 1-888-249-5464

90 Maxcy Plaza Circle • Haines City, FL 33844

Roger Brandjes - License A028734

CALL FOR A QUOTE

863-557-5465



NEW LOWER RATES

or apply online

dutchinsurancefl.com

Price Busters

Heating & Air Conditioning, LLC

Fully Licensed & Insured • State Lic # CAC1816932

863-450-3127

Quality • Integrity • Value

We will make you



*Ask to see testimonials from your neighbors,
you will be impressed!*

Expert Repairs
Preventative Maintenance
Quality Installations

*Satisfaction Always
Guaranteed*



Web: www.airconditioninglakelandfl.com

MOBILE HOME ROOFING

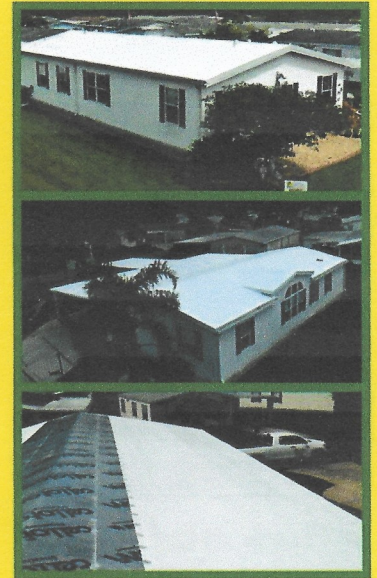
Family Owned & Operated



FREE

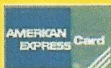
VIDEO ROOF INSPECTIONS

- Lifetime Transferable Warranty
- Energy Efficient
- Protects Your Home
- Roof Insurance Certifications
- Financing Available
- FREE Estimates



1-877-572-1019

www.AllFloridaRoofs.com

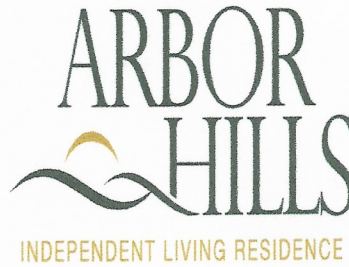


LICENSED & INSURED #CCC1327406 • CBC1259006



Arbor Hills Independent Living Residence!

Reside in spacious apartments at **Arbor Hills** and delight in an array of excellent amenities, such as pre-planned activities, scheduled transportation, housekeeping and linen service, fresh, chef-prepared meals and much more! Conveniently located in Lakeland, Arbor Hills provides its residents a high-quality lifestyle with no buy-in fees.



For more information call:

863.698.7811

ArborHillsSeniorLiving.com

4145 Lakeland Hills Blvd. Lakeland, FL 33805



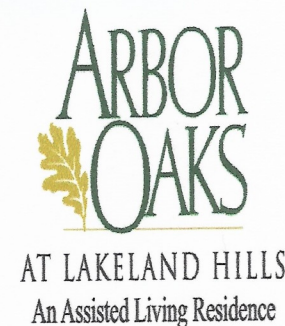
OFFERING THE BEST OF BOTH WORLDS

Residents that may need more assistance can make the easy transition to Arbor Oaks, our assisted living residence, located on the same property!



Arbor Oaks where Seniors Enjoy a Worry-Free Lifestyle!

Arbor Oaks showcases a caring and compassionate assisted living community where residents benefit from professional assistance with daily tasks and activities. Arbor Oaks residents can expect outstanding service, supportive care and an enhanced quality of life. Additionally, the unique Evergreen Program is designed to provide thoughtful, nurturing attention to persons with memory disorders, including Alzheimer's disease. **Hurry, limited space available!**



For more information call:

863.687.0101

ArborOaksLakelandHills.com

4141 Lakeland Hills Blvd.
Lakeland, FL 33805



LICENSE #AL11751 ARH025

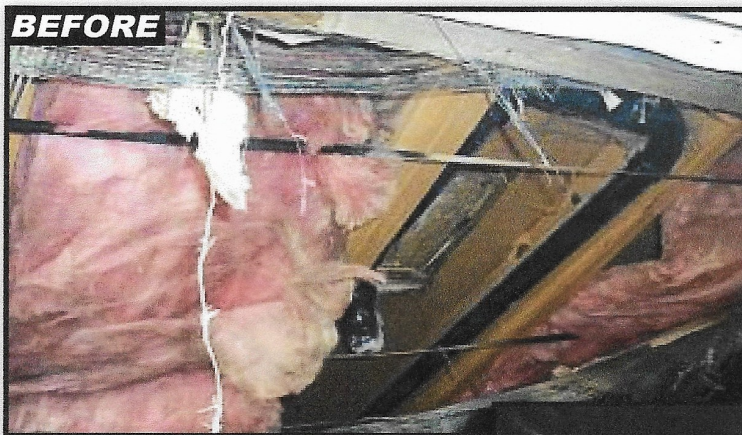


UNDERHOME ARMOR®

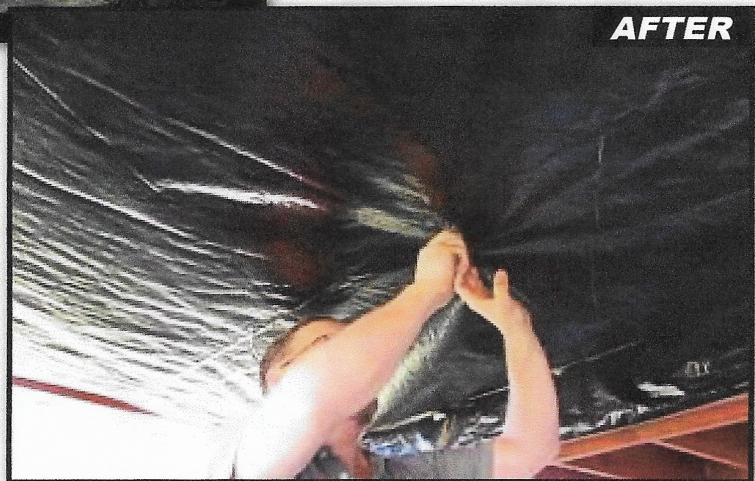
**Quality Workmanship
Honest Pricing**

- Vapor / Moisture Barrier
- Underhome Encapsulated Insulation
- Hurricane Tie-Down Anchors

**8 Yrs
Exp.**



We Keep rodents, snakes, spiders, bugs, mold, mildew, and damaging moisture out of your home!



**LIC. # IH-1110636
INSURED**

**FAMILY
OPERATED**



**ESTIMATES &
SMILES ALWAYS FREE**

(800) 377-7885 or (863) 244-7407

SUB-FLOOR & FLOORING EXPERTS!



Sub-Floor Repairs



Laminate Flooring

**FREE
ESTIMATES**

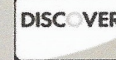
**30
YRS
EXPERIENCE**

STATE CERTIFIED
GENERAL CONTRACTOR
CGC# 004138

STATE LICENSED
MOBILE HOME INSTALLER
IH# 102549/1

**LICENSED
INSURED
BONDED**

FLORIDA
ANCHOR AND BARRIER
COMPANY



863.812.4741

800.681.3772

LOOKED UNDER YOUR MOBILE HOME LATELY?



Insist on 8 Ft.
Wide Vapor
Barrier for a
Seamless Fit!

OVER 10,000 VAPOR BARRIERS INSTALLED!



WE CAN FIX YOUR SOFT FLOORS!

WE ALSO SPECIALIZE IN MOBILE HOME FLOORING REPAIRS, AND LAMINATE FLOORING.



**STATE CERTIFIED GENERAL
CONTRACTOR**

#004138

**STATE CERTIFIED
MOBILE HOME INSTALLER**

#IH102549/1

ESTIMATES ALWAYS FREE FAMILY OWNED & OPERATED

863.812.4741 800.681.3772





**The Harbor Light
5000 Lakeland Harbor Blvd.
Lakeland, FL 33805-3575**

PLACE
POSTAGE
HERE

