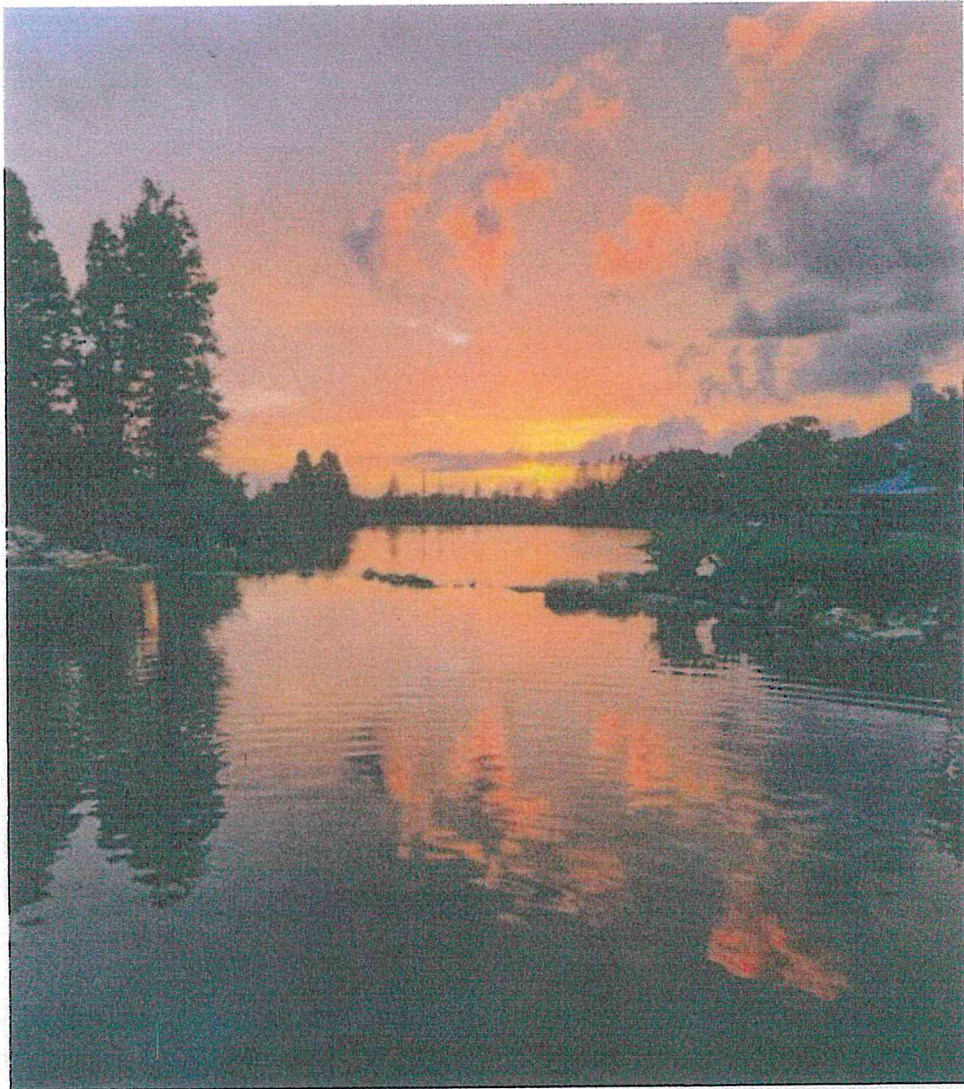


# STONEWATER CONDOMINIUM ASSOCIATION



WELCOME BOOKLET

Cover Photo by Stonewater Resident

PATSY HAM

2023

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# STONEWATER CONDOMINIUM ASSOCIATION

3165 Stonewater Drive, Lakeland, Florida 33803 \* 863.937.0910

## WELCOME

The Stonewater Condominium Association Board of Directors and the homeowners of Stonewater welcome you to our community. We are pleased that you have chosen Stonewater, and we hope you will enjoy your new home. Over the coming months we look forward to meeting you in person, whether it be walking down the streets, at the pool, or at a community activity.

The operation of your condominium association is governed by a board of volunteer directors. The seven Board members are elected on a staggered basis by the community at the annual homeowners meeting in March. The Board is responsible for overseeing the daily functions and finances of the Association and for maintaining compliance with established rules and guidelines. Regular Association meetings are held at 6:00 PM on the fourth Thursday of each month at the Clubhouse, and all homeowners are invited and encouraged to attend these open meetings.

A Condominium Owners Association is quite different from a Homeowner's Association. Condominium community rules and guidelines have been created for the benefit of all owners and are much more comprehensive than those found in other types of communities. Each unit owner will want to have a good understanding of the COA policies.

Our community website, [Stonewatercondo.org](http://Stonewatercondo.org), is a repository of information regarding Stonewater where you can find the Governing Documents, including the Declaration of Condominium, Bylaws, Rules and Regulations, as well as Minutes of Meetings, and information regarding financials. There is also important contact information and a calendar of upcoming meetings, events and activities. Please take a few minutes to visit this resource to better know your community.

Ameri-tech Community Management, Inc. is our contracted property management company. Our Property Manager is Ronny Dunner, LCAM, who is present on the property on Thursdays. He can be reached via email at [rdunner@ameritechmail.com](mailto:rdunner@ameritechmail.com). Terry Wexler is our Administrative Assistant/Community Liaison, and she is available at the Clubhouse Office on Tuesdays and Thursdays from 8 AM to 3 PM and on Wednesdays and Fridays from 8 AM to 1 PM. She can be reached by email at [twexler@ameritechmail.com](mailto:twexler@ameritechmail.com) or by phone at 863.937.0910. Please contact her regarding issues related to community property, landscaping, or other questions you may have.

Please know that owner questions and requests are always welcome and that the Board takes pride in being responsive to the needs of the community. We look forward to greeting you personally in the coming days.

Stonewater Board of Directors

Updated: 8.26.2024

## STONEWATER CONTACT INFORMATION

- COA Management Company: Ameri-Tech Community Management Inc.  
Stonewater Manager:  
Ronny Dunner, LCAM  
727.726.8000 Ext. 405  
E-mail: [rdunner@ameritechmail.com](mailto:rdunner@ameritechmail.com)
- Administrative Assistant/Community Liaison:  
Terry Wexler  
863.937.0910  
E-mail: [twexler@ameritechmail.com](mailto:twexler@ameritechmail.com)
- Emergency: Call 727.726.8000, 24 hours a day, 7 days a week. Leave a message and your call will be returned.
- Stonewater Community Website: [stonewatercondo.org](http://stonewatercondo.org)
- COA monthly payment: Please refer to your coupon book for payment options.

## USEFUL INFORMATION

For your convenience, we have listed a few frequently called contact numbers.

- **Lakeland Electric and Water** – To connect your service, call 863.834.9535. Your household electric bill includes trash and recycling collection. Sewer and water fees are included in the monthly COA fees.
- **City of Lakeland** – 863.834.6000. Trash and recycling collection day is Tuesday. For bulk collection, please call 863.834.4248.
- **Spectrum** – To connect your service or report issues with your connections, call 855.860.9068. Wireless and cable costs are included in the COA fee.
- **Pest Control** – Service is provided on Fridays and includes both indoor and outdoor treatment. This service is included in the COA fee. To request service, email Terry at [twexler@ameritechmail.com](mailto:twexler@ameritechmail.com) or call her at 863.937.0910.

## STONEWATER BOARD OF DIRECTORS

President: Gerri Pennachio  
Vice President: Bill Mellan  
Secretary: Linda Sowell  
Treasurer: John Peronto  
Directors: Rita Fandrich  
Shannon Hannum  
Janet Shearer

## COMMITTEES

All committees are official arms of the board of directors of the association. As such, they follow the same rules regarding notice and minutes. Meetings must be noticed publicly 48 hours in advance of the meeting. Minutes must be taken and become part of the permanent record of the association. All owners are invited and welcome to attend committee meetings.

### Architectural Review Committee (ARC)

Bill Mellan, Chair  
Barbara Dollar  
Gregory Hannie  
John Peronto  
Jay Reardon

The ARC is responsible for interpreting and enforcing the architectural guidelines of the community.

If a homeowner wishes to alter the exterior of a unit, this is called a "material alteration". All proposed material alterations must be submitted to the ARC for review and recommendation to the full board. Materials and colors must be consistent with those previously adopted and already in use. The request to the committee should be fairly detailed and include drawings and materials to be used so the committee has a good understanding of the proposed project. This will ensure a smoother process from concept to approval to completion. Use the Architectural Change Form to initiate your request.



## Hospitality Committee

Rita Fandrich, Chair  
Jamie Allred  
Dunia Burkhardt  
Vickie Crews  
Sue McGlothin  
Debbie Reardon  
Janet Shearer  
Linda Sowell  
Sandy Williams

The purpose of the Hospitality Committee is to facilitate a sense of community among the residents. This is done primarily by welcoming new homeowners to the community and by creating opportunities for social interaction among all residents.

The committee issues a Welcome Booklet for new owners, which provides useful information about the community. A concise written summary can be especially important and helpful for those who have never lived in a condominium environment.

The Hospitality Committee's other main function is to plan events and gatherings for all to attend and enjoy in the company of fellow residents.

## Insurance Committee

The Insurance Committee researches and monitors Stonewater insurance policies and makes recommendations to the board as needed.

Bill Mellan, Chair  
Valerie Moore  
John Peronto  
Jay Reardon

## STONEWATER AMENITIES

- As a resident of Stonewater, you may enjoy the heated pool and hot tub located directly behind the Clubhouse. Hours are 8 AM to dusk.
- The Stonewater Clubhouse is available for residents' private use upon request. Please contact Terry at [twexler@ameritechmail.com](mailto:twexler@ameritechmail.com) or 863.937.0910 for more details.
- For the avid tennis enthusiast, our tennis court is located at the west end of Stonewater Drive. Access is from the walkway located at the far end of the cul-de-sac.
- As an added feature for our furry friends, we have a dog park located adjacent to the tennis courts. For your convenience, we have strategically located dog waste bins throughout the community. As a reminder, pet owners are responsible for picking up and disposing of pet waste.
- Should you feel like taking a stroll or bike ride, you may want to enjoy a shaded walk or ride around the perimeter of our Stonewater community just outside of the privacy gates.
- For those who enjoy fishing, the lake within our Stonewater community is available for bank fishing. A freshwater fishing license is not required. Water craft are not permitted on the lake.
- Shopping is always exciting at the Lakeside Village across the street from our Stonewater community, as are restaurants and the 18 screen Cobb Theatre with an IMAX option.



STONEWATER CONDOMINIUM ASSOCIATION, INC.

3165 Stonewater Drive, Lakeland, FL 33803

Phone: 863.937.0910

WORK REQUEST

Date: \_\_\_\_\_

Owner: \_\_\_\_\_

Address: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Evening Phone: \_\_\_\_\_

Best Time to Call: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Description of Work: \_\_\_\_\_

SAMPLE

Owner Signature: \_\_\_\_\_

By signing this work request, I consent to my contact information being released to the appropriate vendor by Stonewater Condominium Association, Inc., for the purpose of completing the requested repair or service.

Approved (Manager/Committee): \_\_\_\_\_

Association Approval: \_\_\_\_\_

Comments: \_\_\_\_\_

Owner please place this completed form in box at clubhouse.

Vendor: \_\_\_\_\_ Address: \_\_\_\_\_

Vendor Phone: \_\_\_\_\_

STONEWATER CONDOMINIUM  
LANDSCAPE REQUESTS / CONCERNS

Name: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Best time to call: \_\_\_\_\_

*Circle area of concern:*

Irrigation

Sod

Trees

Shrubs

Other

*Describe concern or request:*

SAMPLE

Owner Signature: \_\_\_\_\_

By signing this work request, I consent to my contact information being released to the appropriate vendor by Stonewater Condominium Association, Inc., for the purpose of completing the requested repair or service.

\*\*\*\*\*

Date Received: \_\_\_\_\_ Committee Approved: \_\_\_\_\_

Date of Decision: \_\_\_\_\_ Board Approved: \_\_\_\_\_

# Stonewater Landscape Request

\*For Owners Paying for Their Own Landscaping\*

## OWNER INFORMATION

Owner Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone(H): \_\_\_\_\_ Phone(C): \_\_\_\_\_

**Landscaper's Recommendation** – Select this and our landscaper will recommend the best plants for your area.

Location of Plantings if Landscaper's Recommendation selected: \_\_\_\_\_

SAMPLE

**Request Approval for Owner's Choice** – Select this to request approval of your plant choices.

List Plants and location of Plantings: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Date Received \_\_\_\_\_ Date Completed \_\_\_\_\_

*The work will be done by Stonewater Maintenance personnel.  
Homeowner will be responsible for landscaping materials, Stonewater  
will be responsible for irrigation materials.*



**STONEWATER CONDOMINIUM**  
**Architectural Change Form**

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Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

From: \_\_\_\_\_  
(Homeowners Name)

\_\_\_\_\_  
(Contact Telephone Number)

\_\_\_\_\_  
(Property Address)

\_\_\_\_\_  
(Email Address)

\_\_\_\_\_  
(Mailing Address if different than property )

This IS \_\_\_\_ IS NOT \_\_\_\_ a resubmission of a previous application.

I/We DO \_\_\_\_ DO NOT \_\_\_\_ have a copy of current Deed Restrictions.

I/We HAVE \_\_\_\_ HAVE NOT \_\_\_\_ read and understand the Declarations as they relate to this project.

I/We, the owner(s) of the above property, seek approval by the Architectural Review Committee to perform the following  
Please submit Photographs Drawings / Layouts / Specifications of Alterations; any supporting documentation for the below  
including but not limited to contractor license and insurance:

- Gutters (rear of unit)
- Patio enclosure
- Windows
- Doors

- Deck Replacement Upgrade
- Garden Window Roof Over
- Storm Shutters
- Other - Description of proposed modification(s).

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If additional space is required use back of form.

I/We, the owner(s) of the above property understand the following items **MUST** be submitted with the application, and that failure to do so will result in an automatic denial until they are submitted to the Stonewater Architectural Review Committee:

Photographs/ Drawings / Layouts / any supporting documentation and estimated completion time.

The undersigned property owner(s) of the above property hereby acknowledge and agree that the undersigned shall be solely responsible for understanding the City and County Rules, applicable laws, building codes and statutes. This includes without limitation: zoning ordinances, subdivision regulations, all Deed Restrictions and Covenants.

The Stonewater Condominium Association shall have no liability or obligation to determine whether the requested projects comply with any such laws, rules, regulations, codes or ordinances.

Please allow up to 30 days to receive a decision from the Stonewater Architectural Review Committee before proceeding with your project. Submit this request and any additional required documentation via hand delivery, or email, (reason for this method is to ensure integrity of any color schemes)

The 30-day time period mentioned above will **not start** until all required documentation supporting this request is received .

SIGNATURE OF OWNER: \_\_\_\_\_

APPLICATION APPROVED       APPLICATION DENIED - REASON FOR DENIAL: \_\_\_\_\_

SIGNATURE OF COMMITTEE CHAIRMAN: \_\_\_\_\_



# Stonewater Condominium Association, Inc.

3165 Stonewater Drive, Lakeland, FL 33803

## Clubhouse Reservations Request

(Swimming Pool may be used, but it is always open to other residents.)

TODAY'S DATE: \_\_\_\_\_

OWNER'S NAME: \_\_\_\_\_

OWNER'S ADDRESS: \_\_\_\_\_

DAYTIME PHONE: \_\_\_\_\_ EVENING PHONE: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

REQUESTED RESERVATION DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

PURPOSE OF EVENT: \_\_\_\_\_

NUMBER OF PEOPLE ATTENDING: \_\_\_\_\_

CLEAN-UP FOLLOWING THE EVENT IS THE RESPONSIBILITY OF THE RESERVING OWNER AND MUST BE COMPLETED IMMEDIATELY AFTER THE EVENT OR WITHIN THE AGREED TIME LIMIT, OR CLEANING DEPOSIT WILL BE FORFEITED. FRIDAY/SATURDAY RESERVATIONS ARE LIMITED TO ONE PER UNIT PER MONTHLY. RESERVATIONS WILL NOT BE ACCEPTED FOR EVENTS MORE THAN 90 DAYS IN ADVANCE. STONEWATER OWNERS(S) MUST BE PRESENT AT EVENT. CLUBHOUSE MAY NOT BE USED FOR COMMERCIAL AND/OR MARKETING EVENTS.

Place this reservation request, at least seven days before the date of the event, together with your \$100 cleaning deposit check made payable to Stonewater Condominium Association, Inc. in the mail slot at the Clubhouse, or mail them to the above address. Upon confirmation of your reservation and receipt of your cleaning deposit check, a key to the Clubhouse will be made available. Your deposit check will be returned after the event, upon satisfactory inspection of the Clubhouse and return of the key. To receive prior confirmation of a certain day you may call:

Stonewater Liaison  
Terry Wexler  
(863) 937-0910

### PERTINENT INFORMATION FOR INVITATIONS:

Clubhouse Phone: (863) 937-0910

GATE ACCESS – From Gate Keypad, DIAL 141 (Clubhouse Phone will ring – press 9 on phone keypad to open gate.) Gate Directory “Party Code” \_\_\_\_\_  
Gates will not be left open for Clubhouse events without permission of the Board or their designee.

The following request has been sent to you in regard to  
Florida Statute [718.111(12)(a)7] and Florida Statute [718.111(12)(c)5]

VOLUNTARY

STONEWATER COMMUNICATON REQUEST/REFUSAL

The Stonewater Condominium Association relays information to owners through a "Stonewater News Flash" email. This service is available to residents and owners by written request. Receiving this information is not mandatory, and is sent only if the interested party provides a written request. The information could include recent crime activity, upcoming events, maintenance-related matters or other information related to life in Stonewater. Efforts are taken to keep email addresses private, however, there is a possibility that others might obtain your email information from these emails.

To record your preference related to Stonewater News Flashes, complete the information below and return it to the Stonewater Condominium Association, Inc., 3165 Stonewater Drive, Lakeland, Florida, 33803, or drop this form off at the Clubhouse Dropbox.

I would like to receive Stonewater News Flash emails

I do not wish to receive Stonewater News Flash emails

Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

SAMPLE

Email Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

By signing this form, I am aware that I am voluntarily providing this information, and I agree to hold Stonewater Condominium Association, Inc., the Stonewater Board of Directors, Stonewater employees and Stonewater volunteers harmless from any claim, action, liability, loss, damage or suit arising from the inadvertent release of my email information or any matter related to Stonewater News Flash emails.