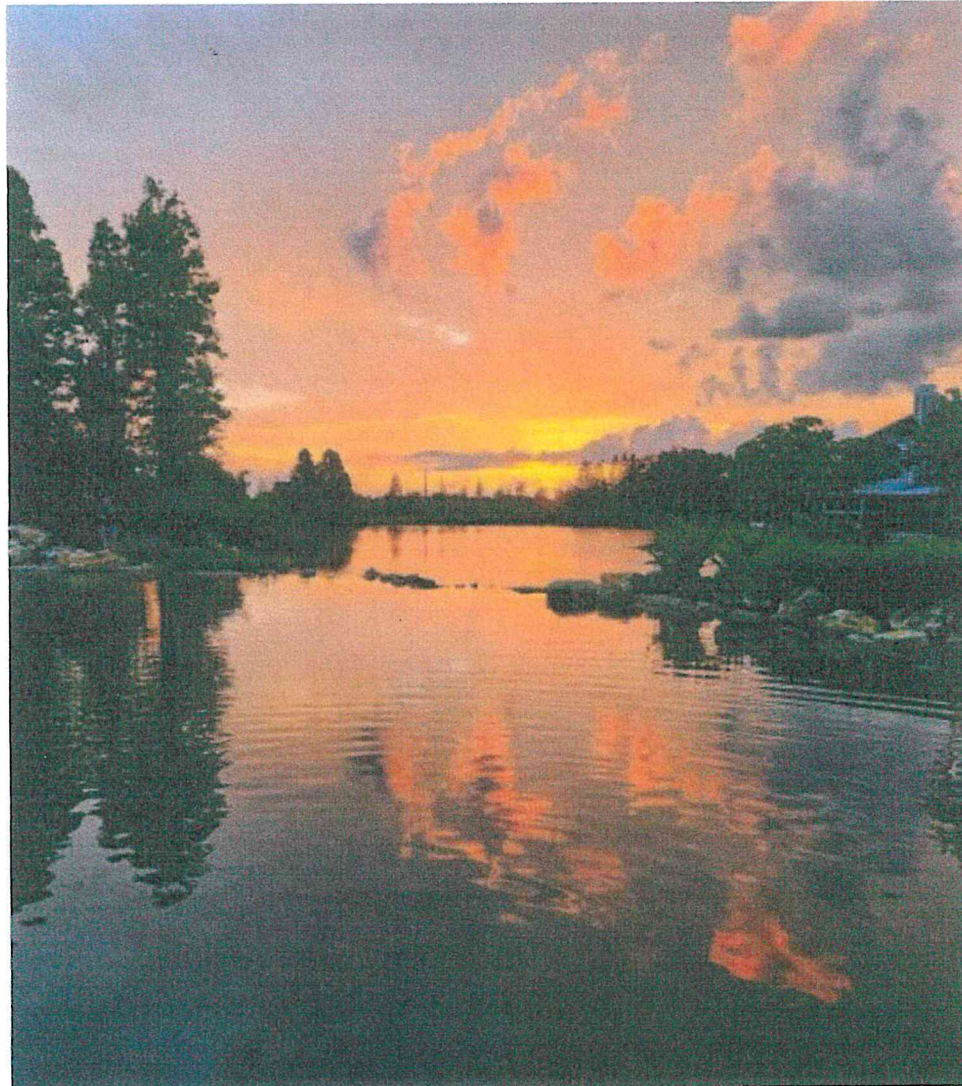


STONEWATER

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, 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. 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 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: 2.4.2025

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
- Administrative Assistant/Community Liaison:
Terry Wexler
863.937.0910
E-mail: 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
- 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 863.834.8773.
- **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 or call her at 863.937.0910.

STONEWATER BOARD OF DIRECTORS

President: Gerri Pennachio
Vice President: Bill Mellan
Secretary: Marcie Hoecker
Treasurer: John Peronto
Directors: Rita Fandrich
Shannon Hannum
Noreen McGowan

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
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

Jennifer Brinson

Dunia Burkhardt

Vickie Crews

Sue McGlothin

Debbie Reardon

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

Landscape Committee

Shannon Hannum, Chair
Rita Fandrich
Lauren LePere
Emily Mahon
Bill Mellan

The purpose of the landscape committee is to oversee the implementation of landscape projects and to notify the Stonewater manager or board about potential problems or concerns to be addressed.

Owners make landscape requests by completing a landscape work order form. Forms may be found on the wall outside the clubhouse door. The completed form may be turned into the office or dropped in the drop box. Since committee members will contact the homeowner regarding the request, contact information must be provided as requested.

Other Committees

Other committees are appointed by the board president on an ad hoc basis when they are needed. Examples of such committees are the Budget Committee, which is appointed in the fall, and a Search Committee, which is appointed in the event a new manager is needed. Both the members and the chair are appointed by the board president.

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 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

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).

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: _____

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.