



June

DEED RESTRICTED COMMUNITY

2025

NEWSLETTER

BOARD OF DIRECTORS NOTES

President Ray Kowalski
president@arborlakeshernando.com

Hello Arbor Lakes.

The summer heat has arrived!

Here at Arbor Lakes, we are entering a quieter time. Many of our residents have left to go to their northern homes. Also, if you like to see your neighbors, usually you will only see them early in the morning or late in the evening! Our community pool is a big hang out in the afternoon. It is a nice place to cool off and enjoy the beautiful lake view.

The Arbor Lakes Board will meet as usual this summer. June 16th is our next meeting at 9:30 am in the clubhouse. I don't foresee any major business upcoming. We are in the process of completing some capital improvements here at Arbor Lakes.

Hopefully our fishing pier project will start and finish in June after a permit issue. The upgrade and some new equipment at our Envera gate will start the week of June 16th. During this project the gates will probably be left open until Envera completes their work. This also goes for our fishing pier. The pier will be closed during construction of new handrails and approach ramp. So, starting in the month of July I'm hoping everything here at Arbor lakes should be back to normal.

I hope everyone can beat the heat and enjoy their month of July. Remember we have a very nice pool to cool off in!

Ray Kowalski

Vice President/Treasurer – Stephen Wrinkle
vp/treasurer@arborlakeshernando.com

Hello neighbors and friends,

At the end of April our figures compared to budget were favorable.

As of April month-end we had a budget of \$301,097 for expenses and have spent \$277,075. For a positive variance of \$24,021.

Interest income YTD was \$9,878. Our total Reserves cash balance is \$667,328.

Our total operating cash balance is \$508,247. The total cash balance for reserves and operating is \$1,175,575.

I would like to say how wonderful it has been having Rodney and Katie as neighbors and friends. Both Rodney and Katie made Arbor Lakes a better place. We are sorry to see them leave but wish them happiness in their new adventure.

Steve Wrinkle

Architectural Review Committee - Tom Skehan
arcdirector@arborlakeshernando.com

It's Back! June 1st is the start of our hurricane season. The official ending date is November 30th. This area for one reason or another has had a history of not getting a direct hit by a major hurricane for some time. Though, we have had to deal with power outages with a few summer storms in recent years. The ARC committee has noticed in the past year a few of our fellow residences have installed Generac home generators. We as well as other neighbors have relied on portable generators to keep the lights on and to save items in the fridge. We even have a portable air conditioner that will at least keep a few rooms cool if power is out for an extended period of time. Besides this, there are some basic items that should be on hand before any major storm event. Supplies such as water (typically 3-day supply), batteries, portable lamps and flashlights, nonperishable foods, first aid kit, phone chargers, pet food, sanitizers, hygiene items, manual can opener, cash, medications & important documents on hand such as insurance information. Fill up your car with gas as well before the storm. Local gas stations were out of gas for days after last summer's storm. Our area has been lucky dodging some bad weather events in recent past, but it does not hurt to be a little prepared. Let's have a wonderful summer in Arbor Lakes!

Stay Safe...

Secretary- Madonna Patton
secretary@arborlakeshernando.com

Just a short note this month of June ..

Activities slowdown in Arbor Lakes when the weather temperatures rise and that gives me extra minutes to volunteer my time to help any residents with technological issues you might be having with computers, phones, and the like. By now all residents should be able to access our community website www.arborlakeshernando.com in order to view the pretty pictures of our amenities and the SECURE page containing the up-to-date 2025 Arbor Lakes Directory. IF you need assistance with this please reach out to me; my name and phone number are listed in your 2024 Arbor Lakes Directory.

Clubhouse Committee – Susan Collin
clubhousedirector@arborlakeshernando.com

Greetings from the Clubhouse Committee! Here's what's been happening in May:

The Air Conditioners and Reme Halos (Air Purifiers), were inspected as well as temperature gages and passed with flying colors.

For excitement, we had a snake visit the Clubhouse and so we removed the latch on front door that keeps door ajar. Please make sure doors are closed during programs. Program directors, please monitor open doors and do not leave them open unattended for long periods, making sure doors are securely closed when everyone has left. A good tip would be to assign one person attending your program to be a greeter to monitor front door entry. If many are entering at once, of course, the door can be open. But when that stops and people are filtering in, they can use the code unless there is a greeter there to open the door. Thanks for your vigilance. We are going to be putting in new weathering strips on all doors.

News Bulletin! We are going to be assembling an Arbor Lakes Cookbook with YOUR recipes! Also, you can submit family heirloom ones (Mom and Grand-mom)

We (Jenn Malone who had this idea), Lisa Johnsen and I will be putting this together and ALL net proceeds after printer cost will go to the Team Sunshine fund for Gate Board purchase. The price is not set yet. Please submit your recipes to suzicollin@gmail.com or drop off at my front door where there is a purple mailbox on the door. You can submit appetizers, entrees and/or dessert recipes.

Please put your name on anything you drop off and it will be printed along with your recipes. We have many great cooks here so don't miss this chance to participate!

Can't miss this chance to thank Carol Betts: Have you seen how beautiful our flowers are at the front and rear entry? She is the one to thank for her diligent green thumb! Thank you, Carol!

There will be a Clubhouse Committee meeting on 6/26 (Thursday) at 10 am in Clubhouse.

Thanks,

Suzy

Grounds Director – Grace Rinaldi
Groundsdirector@arborlakeshernando.com

Greetings Arbor Lakes friends and neighbors.....

Although I just stepped into role recently and have TJ to thank for taking such good care of things for all of us, my husband Michael and I do look forward to serving our community and ensuring things continue as they have been. We have identified a few items we have already begun to work on (quieting the man-hole covers that have been identified needing help and clearing out some items in the sheds on the RV lot). The sheds will be worked on when it's cooler out. We are hoping to tackle the manhole covers before we leave for CT later this week. We also would like to thank Carol and Bill Betts for all the work they do at the entrance to AL. The time, planning and execution of new plantings and then watering is greatly appreciated!

In the meantime, we hope while we are away that hurricane season stays quiet and our grounds will not need anything extensive. As we move into the dog days of summer, I have provided a SUPER easy recipe that will cool you down. Hope you enjoy it!

Grace and Michael Rinaldi
(View recipe under kitchen corner)

POLICIES & PROCEDURES (P&Ps)

Dan Cerney, Villa Chairperson

I'm giving everyone a month off from P & P highlights and summaries. I plan to continue next month with the top violations found by or reported to our management company. As a community, most everyone wants their property and our common grounds looking good – and all of you, as well as our board and volunteers are to be complimented for making that happen – thank you!

VILLA NEWS

Dan Cerney, Villa Chairperson

Faubricio is back on a summer mowing schedule with the following possible adjustments:

- ☐ Delays due to rain
- ☐ Non-cutting (or cutting only lush areas) due to lack of any rain
- ☐ St. Augustine grass thrives at 3.5 – 4” in length. Bahia grass likes 4” or more. The “sweet spot” for both is 4”, which is where we have asked Faubricio to mow (and weed whip). Shorter grass may burn out easily and allows weeds to thrive.
- ☐ Shrubs will be trimmed in upcoming weeks.
- ☐ May & June – Fertilizer with insecticide and pre-emergent weed control – please see reminder 1.
- ☐ The five of you with Bahía grass receive different treatments and may not be treated at the same time.
- ☐ Contract renewal to be presented at Junes meeting.
- ☐ REMINDER 1: It has been hot and dry. Be sure to water any week we don't get at least ½” of rain and any time a lawn treatment is applied. If the treatments are not watered in within 24 hours, they become ineffective and may damage the grass. We'll try to send an email blast as soon as we know the exact date.
- ☐ REMINDER 2: Faubricio does not repair or replace valves or any controls.

The following is for your information should you need zone valve repair/replacement and/or main control box repair replacement not covered by the villa sprinkler maintenance. This is information only for your reference and is not a community recommendation, endorsement or guarantee. This may not be a comprehensive list, so if you have additional information from personal experience, please send it to me at the email address below.

The information is simply presented in alphabetical order and has no other significance.

□ AJ's Sprinkler; Pump Service 15430 Cortez Blvd, Brooksville, FL 34613, (352) 585-8752, www.ajspumpandwell.com

□ Bells Irrigation 5353 Lambert Lane, Inverness, FL 34453, Danny Bell - 352-251-9003

□ E J Sprinkler Systems 1255 N Magnolia Hill Way, Inverness, FL 34453, (352) 344-0665

□ Grimaldi's Sprinkler Systems 2633 N Lecanto Hwy, Lecanto, FL 34461, (352) 527-6661, grimaldis.org

Arbor Lakes Villa Committee:

Irrigation: Phil Cutrone 516-901-4336 (text), ecfan65@hotmail.com, Backup Dan or Carmen

Fertilizer, Weed & Pest Control: Carmen Ziarkowski, 423-920-7463, arbor-lakespests@gmail.com email, Backup Dan or Phil

Mowing, Trimming, Landscaping: Dan Cerney, 352-697-5878

djcerney73@gmail.com email, Backup Phil or Carmen

Painting: Judy Herron 352-697-0837 jherron2@aol.com call, Backup Dan

ARBOR LAKES BOOK NOOK

BOOK REVIEW

“There is no Frigate like a book to take us to lands far away.”

Emily Dickinson

Reading a good book, that takes place in an area of the world that you have never been to, allows one the knowledge of different cultures and experiences. Through reading, I have basked on the beaches and sailed on and from Nantucket Island, MA. Caught and eaten fresh lobster, walked the century old streets and heard the fog horns blasting during nasty nor-easters.

My reading has taken me to life in a concentration camp for women during the second world war. I have accompanied a woman on her life and travels from Russia, escaping the perils of her home country, to a quiet life in Alaska. I have helped with the French Resistance and hidden identities of neighbors from the enemy. I should be exhausted.

I could go on and on. I have searched for special and secret documents and meanings. In Tuscany I was thrilled to discover that olives are served with most meals, as is wine, no one is a stranger, and all are welcome at the dining table. I would love to experience these traditions in person. But alas my days of actual long-distance travel are very few. So, I shall continue to read and dream.

Books referenced: Books by Elin Hildebrand, The Lilac Girls, Books by Kristen Hanna (Winter Garden and The Nightingale) and The Tuscan Child.

KITCHEN CORNER

Thank you to Grace Rinaldi for our June recipe. Boy does it sound delicious.

Easy Mini No Bake Key Lime Pie Recipe

No Bake Key Lime Pie is cute little no-bake pies that will make your family rave for more! These individual frozen pies are an easy mini version of your favorite summertime dessert.

Course Dessert

Cuisine American

Keyword key lime, key lime pie, mini key lime pie, pie

Prep Time 20 minutes

Freezing Time 4 hours

Total Time 20 minutes

Servings 18 servings

Calories 223k cal

Author Dana DeVolk

Ingredients

- 1 & 1/2 cups graham cracker crumbs or 1 sleeve graham crackers
- 4 ounces unsalted butter melted
- 8 oz cream cheese softened
- 14 ounce can sweetened condensed milk
- ¾ Cup key lime juice fresh squeezed (about a pound of key limes or good bottled key lime juice)
- 8 oz whipped topping plus more for garnish

Instructions

1. Mix the graham cracker crumbs with the melted butter and set aside. 1 & 1/2 cups graham cracker crumbs, 4 ounces unsalted butter
2. Cream the room temperature cream cheese with an electric mixer until smooth in a large mixing bowl.
8 oz cream cheese
3. Add the sweetened condensed milk to the large bowl and mix until smooth. 14 ounce can sweetened condensed milk
4. Add the key lime juice and mix until smooth.
¾ Cup key lime juice
5. Gently fold in the whipped topping until there are no streaks

left. 8 oz whipped topping

6. Take individual silicone cups (I use, but paper cupcake liners work, too) and fill them with the key lime pie filling about $\frac{3}{4}$ of the way up.

7. Top with the graham cracker crumbs. For best results, place them on a sheet tray and place them in the freezer for 4 hours or until set.

8. Unmold pies carefully and serve them graham cracker side down. The easiest way to do this is to submerge the bottom half of the mold into warm water for a few seconds.

9. Serve with whipped topping for garnish and key lime slices if desired, enjoy!

Notes

1. We use silicone molds for this recipe, but you can use a regular cupcake tin, silicone is easier

to help remove these.

2. Regular graham crackers can replace the honey graham crackers in this recipe.

3. You can use bottled key lime juice if you can't find key limes.

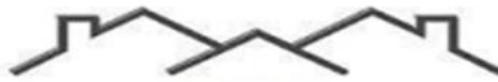
4. Freezer these for up to 3-4 months.

5. You can easily double this recipe; you will just need multiple cupcake pans.

Nutrition

Calories: 223kcal | Carbohydrates: 22g | Protein: 4g | Fat: 14g | Saturated Fat: 9g | Polyunsaturated Fat: 1g | Monounsaturated Fat: 3g | Trans Fat: 0.2g | Cholesterol: 34mg | Sodium: 127mg | Potassium: 138mg | Fiber: 0.3g | Sugar: 17g | Vitamin A: 400IU | Vitamin C: 4mg | Calcium: 93mg | Iron: 0.4mg Easy Mini No Bake Key Lime Pie Recipe found on <https://thissillygirlskitchen.com/individual-frozen-keylime-pies/> *All nutritional information is approximate and may not be 100% accurate. Please consult a nutritionist for more specific information.





WELCOME NEW RESIDENTS

(As of May 31, 2025)

BICKFORD

Mickie

3725 E Hidden Cove Trl

352-586-4861

MOORE

Lucille

Michelle

3564 E Cove Park Trl

Lou 941-661-5924

Michelle 603-828-5457

O'FEILD

Ruth

3680 E Eagle Cove Ct

352-445-6453

TRAGESSER

Helen

3596 E Cove Park Trl

765-432-3534



Pet of the Month

Emma Rose Lapp a 12 Year Old Miniature Schnauzer!

This month, Arbor Lakes is delighted to spotlight Emma Rose Lapp, who is a 12-year-old miniature schnauzer who resides on East Lake Todd. Emma is the love of our life and the princess of our home. You'll see her on our early morning walks in a stroller or walking in the park. She loves people who want to be petted or enjoys a treat if provided. Although she can't do the long walks any longer, she still enjoyed doing tricks and playing with her stuffed babies. I do believe she thinks she is human, and we don't have the heart to tell she is a dog. She is a mama's girl and hopefully we will have her for many more years.



I see some treats coming her way!!

TECHNOLOGY

Community Website

www.arborlakeshernando.com

Webmaster:Rodney Chisholm Home to all Governing Documents for Arbor Lakes Property Owner Association, Hernando, FL, 34442 as well as any information pertaining to the community. The monthly calendar of events in and outside the clubhouse, the monthly newsletter, and a secure area for the resident directory. To access the secure area, you must follow the prompts (directions) to **CREATE AN ACCOUNT**. You will get an email, which is time-sensitive, with a link to **ACTIVATE** your account.



FACEBOOK GROUPS

Friends Of The Arbor - Gerri Kowalski Administrator Created in 2013 FOTA Facebook page is a private page for all current and past residents of Arbor Lakes. This is a place to post notices, photos or videos of events taking place in Arbor Lakes. You may post items for sale. No personal posts, no games, no posters (religious or political), no outside of community events.

Arbor Lakes – What's Happening? Linda Albrecht Administrator

Originally established in 2022 as Arbor Lakes BOD, this site has a new name now as

Arbor Lakes – What's Happening? This site is open to All Board Members and Clubs/Groups to post their announcements of news and upcoming events. The membership of this page is **Solely** current Arbor Lakes residents. Please join this page and find all the information you will need. There will be NO personal posts. This page is your News Page.

INDOOR AND OUTDOOR ACTIVITIES

Descriptions and Contact Names for all groups and games are sections of the new website. Also, all activities with date and time are noted on the monthly calendar located on the new community website. Presently several Activity Groups are searching for more PARTICIPANTS!!!!Mah-jongg players needed on Wednesday evening 7— 9PM; card playing game of Bridge is always searching for interested people: Tuesday afternoon 2 – 4PM and Thursday evening 6 – 8 PM. Leaders of 2 groups, Living Solo and Radiant Jewels, must relinquish their duties because of illness or other. Group members are hopefully looking for an organizer to come forward and accept the leadership responsibilities.

COMMUNITY INTEREST GROUPS

Family Resource Center *Arbor Lakes* will continue to sponsor a monthly drive for food and necessities to be given to the Family Resource Center. We hope the members of the Arbor Lakes community will take an interest in participating. The need is GREAT! The donation drop-off is in our clubhouse. Donations should be put into the wooden chest near the pool table by the windows.



Pause for Pets Collects dog and cat food

Donation drop off is in the clubhouse. There is a large wooden chest by billiard table. Please put donation inside, not on top. If you have a heavy/bulky donation, please call Janet Genova 352-726-1083 to arrange a pickup.



USEFUL CONTACT NUMBERS

Citrus County Sheriff's Office Non-Emergency # 1-352-249-2790

Electric Company Duke Energy 1-855-637-6513 1-800-700-8744 1-800-228-8485 duke-energy.com/outages

Citrus County Utilities 1-352-527-7650 After hours emergencies 1-727-497-5319

Internet and Cable TV Spectrum Bulk care center 1-833-697-7328

Florida Express Environmental Trash and Yard waste, Recycling 1-888-745-9752 Local 1-352-369-5411 Marion County

Hernando Post Office 1-352-726-4345

Stray, loose, or dangerous animals Citrus County Animal Control 352-726-1121..