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The Communities Longest Running
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Real Estate Market Update!



Manatee and Sarasota real estate market activity trends reflect the continued market softening.

Currently, there are 4896 homes/condos for sale in Manatee County. Over 5000 homes/condos for sale in Sarasota County. Prices are down over 12% from where they were this time a year ago.

It continues to be a great time for buyers. For sellers, it is imperative to not only be with the market on pricing but slightly ahead of the trend. If your home is listed or you are looking at a home to purchase and you see it isn't moving then that price isn't the market value anymore.

There are currently seven (7) homes for sale in Glenn Lakes and The Estates @ Glenn Lakes. There are three (3) under contract and eight (8) have sold in the last 90 dates.

Those eight (8) solds had an average price per sq. ft. of \$295.94. The pendings are at an average of \$265.32 per sq. ft. Once the four under contract properties close it will further shape market pricing.

Ironically, we are at a similar number of homes sold and active in the community to this time one year ago. The eye opener is we are five less sales over each of the last two years during this time period.

Manatee County median home sales price dropped by 8.98% to \$478,195. The median condo sales price fell 13.4% to \$313,000.

New construction sales are steady. Builders have larger profit margin and are cutting prices by 40K+ offering interest rates in the 3.5-4% range. It is hard for the resale market to compete, creating a supply in the resale market.

Garbage Collection Changes

Manatee County moves to one day garbage collection beginning October 6th with a Glenn Lakes & The Estates at Glenn Lakes pick-up day on Monday's. Between now and the start date, every resident will receive one 96-gallon barrel. It will replace all other barrels you may be using. Monday will continue as blue bin recycle pick-up day. Slight changes for yard waste collection will also take effect on the 6th. Plastics bags will not be allowed. Wednesday remains the GL pick up day. Policy requiring bundling branches in 4 ft or < lengths. Any branch 6" or < in diameter. Weight limit 40lbs. Residents may use old garbage cans for yard waste.



Community Mourns Loss

Glenn Lakes mourns the loss of two of its longtime residents. Richard Suszek passed away in April while John Raina passed away June. Both men were heavily involved with the Glenn Lakes Homeowners Association. They volunteered many hours through critical periods. Richard served on the Board for close to two decades. His knowledge of the community irrigation system was second to none. For many years, John, served on the ARC committee.

Condolences to Richard's wife Ellen and John's wife Rosa. Both men have left a lasting positive impact on Glenn Lakes.

Ready or Not Hurricane Season is Here!

Early Planning Eases The Mind in Stressful Times

Closest shelter: Lee Middle School 4300 53rd Ave W

Our Flood Zone: X (Currently Flood Insurance is not required)

Evacuation Zone: C & D (google Manatee County Evacuation Zone, type in your address for your exact zone)

Build an emergency supply kit. Review your insurance coverage. Write down your insurance company phone number and other important numbers. Let friends and family know your plans. Take photos and videos of your home/cars. Save digital copies of all important documents. Store records in a waterproof container or cloud based location. Secure your property long ahead of the storm. Gas up vehicles days ahead of the storm. Remove plants, patio furniture etc anytime you are leaving for an extended period. Make sure anything detached is removed and double check attached items such as solar panels, or fencing. Historically the latter has been the damage culprit. Keep branches and overgrowth cutback.

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EDITOR DISCLAIMER

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or by calling 941-545-4430. The Editor reserves the right to edit or decline to publish letters for length, clarity and taste. The Editor will respect your wishes to remain anonymous. However, contact information is required to verify all information. The Editor IS NOT a member of either Board or employed by either Management Company.

Until Oct. 6th

Rubbish Pickup: Monday & Thurs.

***Yard Pickup**

Wednesday

Branches tied

4 ft. length ,

max. weight 50 lbs.

***Recycle**

Monday

Glenn Lakes Quick Info:

Dellcor Management

310 Pearl Ave.

Sarasota, FL 34243

941-358-3366

Colleen Fletcher

colleen@dellcor.com

dellcormanagement.com

Board of Directors:

Kathleen Currier

Belinda Gilbert

Sharon Litschauer

Deb Byrnes, Alex Bowen

Glenn Lakes Homeowners Association News

Effective immediately the Glenn Lakes Association has a new Architectural request form. The document must be completed by the homeowner and submitted to the ARC for approval prior to the commencement of any work. The ARC committee with the Board of Directors blessing has published a standards and regulations document. This updated guideline has been established to hopefully achieve an updated high level design, quality and conformity within Glenn Lakes. For questions and a copy of each document contact: Colleen Fletcher at Dellcor Management. Email: Colleen@dellcor.com or contact her at 941-358-3366.

Lake 5 best known as "*The Big Lake*" received much need attention to its southeastern corner. A noticeable amount of land has been lost including a roughly three foot drop along 150 feet of the waters edge. Sand from under the water was pumped back onto land collected into a pinned rolled rip-wrap product. It was then packed down into place and finished with St. Augustine grass.

Upon much research, the Board of Directors determined that there is NOT a state nor county mandated "no mow zone". Therefore, effective immediately, homeowners as found in accordance with the association covenants are responsible and required to cut and maintain the property to the waters edge. Any further questions regarding this topic, contact Colleen Fletcher at Dellcor Management.

The Board is tackling many issues including the wall repair and painting. The timeline to address is to be determined.

Pond Aerators are also in the forefront. At this writing the first pond to be addressed is Pond 3 located at the corner where 44th St W turns into 52nd Ave W. It previously had a fountain which became inoperable. Ponds 6 and 11 are also slated for future aerators.

Aerators circulate water helping improve water quality by circulating water and increasing oxygen levels hopefully decreasing the potential of fish kills and stagnant nasty water.

At the park on the corner of 47th and 44th St W., the tennis/pickleball court is still on the docket for resurfacing.

The Board unanimously approved the renewal of Superstar Landscape contract. It will run through to September of 2026.

The next meeting is scheduled for September 16th 6pm at the Cedar Hammock Fire Dept. located at the corner of 53rd Ave W and 66th St W.

CEILING FAN SETTINGS : Summer setting is counterclockwise. This will create a downdraft to push the cool air down, making the room feel cooler. The few weeks in the winter, change the direction to clockwise. This pushes warm air down towards the floor distributing "heat" evenly.

TRIM NOTICE: Through August, Manatee County mails Notice of Proposed Property Tax (TRIM Notice) This is not a bill. It is based on the assessed value less exemptions, times millage rate. If you believe there is an error in calculation, you may file a petition with the Value Adjustment Board. You have 25 days from the date on the letter to challenge. That date will be noted on the mailing. For more information on the filing guidelines and process, contact the property appraisers office at 941-748-8208



The Estates at Glenn Lakes Association News

The Estates at Glenn Lakes Board of Directors moved to change the landscape contract to SGE, LLC.

All questions and concerns should go through Grounds Committee Chairperson. Dennis Staub.

The Estates is a maintenance free deed restricted community. Every resident has signed at closing a document stating that they will follow the Covenants set in place registered with the State of Florida.

The association monthly fee is \$196.00. It covers the lawn care, trimming as contracted and lawn irrigation & maintenance.

The Estates residents park is the area within your community to the east of the wrap around entrance pond.

Reminder—Garbage and recycle cans are not allowed to be left outside of the home except for pickup day. These are to be placed inside the garage and not left on the sides of the home or behind any bushes.

The Estates is managed by C&S Management. The contact is Ellen Brown Martinez ebrown@cscmsi.com 941-758-9454.

All homeowners who rent their homes are to have provide tenants a copy of the covenants/restriction which they are required to follow. There is an application process for the lease and sale of a home. Approval is part of the process. The fee for the application is \$100.00. The applications must be submitted to C&S Management.

The next Estates at Glenn Lakes Board meeting is scheduled for Wednesday, September 24, 2025, at 6:30 p.m. at the Cedar Hammock Fire Department.

Estates Quick Information:

C & S Management
4301 32nd St. W
Bradenton, FL 34205
941-758-9454 Ext. 113
Ellen Brown-Martinez
ebrown@cscmsi.com

Board of Directors:

Alan Merkle
 Helen Pettinati
 Gabriel Dragel
 Terri LaBrecque
 Tammy Nelson



AIR CONDITIONER PREVENTATIVE MAINTENANCE

Florida AC's run hard especially in the summer. We expect their efficiency 24/7, 365 days per year.

Recommended service is at the very least once per year. However, consider twice a year, if it is within your budget.

Here is an outline of procedures for preventive maintenance, you can implement between service calls:

1. Wipe down air handler cabinet
2. Check condenser drain and clean
3. Change and or clean air filter
4. Clean all inside vent screens
5. Clean and flush drain pan
6. Keep air flowing by the exterior handler trim vegetation at least 18 inches clear off the unit.

5 WAYS TO FRESHEN YOUR HOMES'S CURB APPEAL:

1. Highlight the front entry
2. Use flowers to accent around windows
3. Mix textures (rocks, soft greenery & boulders)
4. Light the way using pathway lighting
5. Keep it simple with a clean design, minimal plants



HOME OF THE NEWSLETTER

David and Mariann Zink purchased their lovely home located at 5116 52nd Ave W. back in 2014

It is one of the focal point properties along the 52nd Ave w corridor.

The exterior beachy has a classy pop or their well maintained landscaped!

A true example for us all to follow. Congratulations



Provided by:
Leah Secondo, Resident/Realtor

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Home Is Where The Story Begins



Dear Residents:

Here we are back in Hurricane Season. Given all that happened last October we are lucky to all be here enjoying our lives as we know it. We got lucky! There is no doubt about it.

Even those of us who have lived here for decades learned from the 2024 storms. There is no doubt in my mind, they were the worst storms I have experienced since moving here in 1995.

Use this time, while we are all in a calmer frame of mind to prepare.

Over this time, our area has made a huge leap of growth. The bubbling spurt that had been on the comprehensive plan for over two decades. Sea Flower is real and at our western door. How Glenn Lakes & The Estates at Glenn Lakes reacts and maintains is how it will effect us. If we choose to adhere to our covenants, not allow any wavering. Maintain the standards. Curb appeal and desirability will be evident hopefully assisting in high values and a solid home purchase alternative for buyers. If not, just the opposite will occur.

Staying ahead of growth is important in protecting our community investments. 43rd St W has been on the County plan to go to four lanes for over 25 years. It will happen. How do we better protect us? Think about it. It is important for us all. We are challenged every day by County decisions. I can not emphasize enough the importance to think ahead regarding surrounding change and intangible impacts. Stay Cool and may we easily get through Hurricane season!

Your resident realtor neighbor,
Leah Secondo



Leah Secondo's Glenn Lakes & Surrounding Home Sales Activity:

Pending:	5142 51st Lane W	3BD/2BA /pool/ 1964 Sq. Ft.	\$599,000
Sold:	5703 52nd Ave. W	3BD/2BA /pool/1720 Sq.Ft	\$530,000
	5171 51st Lane W	3BD/2BA/pool/1984 Sq.Ft.	\$530,000
	5111 51st Lane W	3BD/2BA/pool/2163 Sq.Ft.	\$560,000
	18016 Cherished Loop	2BD/2BA/1600 Sq..Ft.	\$390,000

All information, regardless of source, including sq. ft is deemed reliable but not guaranteed
& should be verified by a personal inspection with appropriate professionals.

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FREE IRRIGATION EVALUATION: Manatee County Extension Service Mobile Lab will come to your home or business and conduct a full evaluation of your landscape and irrigation system. The extremely educated staff provides recommendations to help reduce water waste and improve landscape health. To schedule an appointment call 941-722-4524 or email manatee.uf.ifas.edu.

Welcome!

Steve Cook

**Lorie & Ron
Emelander**

Jen & Frank Brey



Condolences to:
Ellen Suszek
Rosa Raina

TURN WATER OFF - If you are leaving your home for any extended period such as a long weekend and beyond, strongly consider turning the main water valve off to the property. Many homeowners have experienced flooding inside their properties which has caused them tens of thousands of dollars. The issues have been piping in the toilets, washers, and sinks failing. Don't take a chance. Be proactive.