



Pleasant Hill Lakes

FEBRUARY/MARCH 2019 NEWSLETTER

A Message from the Secretary of the Board of Directors

Hi Homeowners:

We hope that you enjoyed reading our Newsletter last month. So here we go again on understanding our Declaration of covenants, Conditions, and Restrictions: These rules are recorded at our Court House in Osceola County. They were recorded February 21, 1992. So, as I said this document is a recorded, legal document and because of this fact we all have to abide by it "like it or not." This Declaration is intended to establish uniformity of the rights, duties, and obligations of ALL Members owning LOTS ON this property. Please look at your Rules and Regulations on page 2, Article I as to the definitions of Board, Common Area,

Association, etc. Reading this article will give you a better understanding of these Rules. In these Rules you will find your information as to voting and assessments re: 1. A member shall have One vote for each lot of which he is the sole owner. 2. The Annual Assessment for each lot shall not increase more than 20% in any given year. 3. Any owner who does NOT pay any assessment within (30) days of the date when due shall be ineligible to vote at Association meetings in person or by proxy and shall no rights of any kind arising out of a membership in the Association.

Article VI Architectural Control page 10 states that there shall be an Architectural Review Committee consisting of no less than (3) persons to carry out the duties and functions set forth herein and such other duties and functions as may be subsequently

Please direct all concerns to the management company. For ARB requests, please go to the Association's website, www.pleasanthilllakes.com. Click on "Resident Services" then "Online Forms." Fill out and submit the form prior to making any exterior modifications to your home.

COMMUNITY MANAGER

William Carey Webb, LCAM
info@dwdpm.com
 407.251.2200 phone
 800.759.1820 fax
 DWD Professional Management, LLC
 9419 Tradeport Drive
 Orlando, FL 32827

Board of Directors

President: Ed Siegenthaler
Vice President: Jeffrey Miller
Secretary: Peggy Wright
Treasurer: Bob Slade
Director: Robert Wroten

Board of Directors' Meetings

Meetings are held on the second Wednesday of every month at **7:00 PM at the Osceola County Fire Station 64, located at 3385 Pleasant Hill Road, Kissimmee, FL, 34746.**

(A Message from the Secretary of the Board of Directors continued)

assigned or delegated to it by the Association. If there is a conflict between the provisions of this Declaration and the residential planning guidelines, the provisions of this Declaration and the residential planning guidelines the provisions of this Declaration shall control to the extent of the conflict. All exteriors of your home must be kept painted and in good repair, however, all improvements, additions, etc. shall be submitted to the Architectural Committee for written approval. If this is not approved within (7) days after submission thereof to the committee, approval will not be required and this section will be deemed to have been fully complied with. The submission of plans shall be to any Officer or Board Member or Architectural Review Committee member. Please be aware of our setbacks, Page 12, section 7.2, Article VII - No structure of any type shall be located on any Lot nearer than (50) feet to the front lot line, nearer than (15) feet to any side line. No garage or accessory building shall be used AS LIVING QUARTERS, and any alterations to the mentioned requirements must be approved by the Architectural Review Committee. In other words, you can't live in your garage or any outside building and if you intend to do so you first have to be approved by our Architectural Review Board.

We have been informed of Tractors being parked in owners

lots, driveways or in front of their homes. This is not permitted! Please go to page 13, Article VII Section 7.12---no tractors, mobile homes, utility trailer or commercial vehicles of a size larger than ONE TON TRUCK shall be parked in the above-mentioned areas.

We all know about the rules regarding animals and so far, homeowners are doing their best to abide by this law. We thank you homeowners for that!

NOTE: If at any time you have any LARGE items to be picked up by the Waste Management Company, they would appreciate it if you would call them before pick up (407-843-7370).

We hope you find my explanations of our Declarations of Covenants, Conditions, and Restrictions for PHL Association helpful.

Be aware that our web site is www.pleasanthilllakes.com

Also below are a few tips and recipes you may like to make at home.

Tip - Peanut Butter

We all love peanut butter; however, it seems to have a lot of oil when you open the jar after the first use Next time you use it, place the jar on its lid and the oil will stay through the peanut butter.

Salmon with Mustard and Caraway

Prep time: 5 minutes

Cook time: 15 minutes

Serves 4

Ingredients:

4 teaspoons maple syrup
2 tablespoons Dijon mustard
1 1/4 lb. skinless salmon fillets
1 tablespoon caraway or parsley

Directions:

1. Preheat the oven to 400 degrees Fahrenheit. Spray a large baking dish with nonstick spray.
2. Spread the maple syrup, then the mustard on the salmon. Use caraway seed or parsley.
3. Arrange the salmon, mustard side up in the baking dish. Bake until just opaque in the center about 15 minutes.

Annual Assessment Reminder

Please remember that your annual assessment of \$197.50 was due on January 1st. **If you have not already paid your annual assessment, the amount due has increased to \$222.50** due to the application of the late fee. If you have questions regarding your account balance, please contact the management office at your earliest convenience.

Garage Sale Dates - 2019

Two Garage Sales per year have been approved by the Pleasant Hill Lakes Homeowners' Association (PHL). PHL will have the Garage Sales on the second Saturday of April and October each year. PHL will put up signs at the entry, the week of the Garage Sale. Signs will also be placed down Pine Needle Trail in order to move the attendees to the rear of our Sub-Division. The only thing you need to do is set up on that day and sell any items you have available. PHL will advertise the Garage Sale in advance. There is no cost to you as this is PHL sponsored.

Please mark your calendars for the 2019 dates: Saturday, April 13th and Saturday, October 12th.



Input on Basketball Court

The Board of Directors would like to request your feedback on the community basketball court located on Lake Toho Boulevard. The Board is considering removing the basketball court due to the lack of use by residents in the community. Before they proceed with the removal, they would like to obtain feedback from the residents.

Therefore, please email or call the management company to provide your feedback so the Board may discuss this at their next Board of Directors' Meeting on March 13th.

Please Park in the Driveway

It has been noticed that many guests and residents have been parking their cars on the roadway or on the grass. This is not allowed per the Governing Documents. Please park all vehicles in your driveway. Thank you.

You Have Access

The Deed of Restrictions for Pleasant Hill Lakes is available to all homeowners through the Internet. Please sign into: www.pleasanthilllakes.com.

There you will find documents for the Pleasant Hill Lakes Homeowners' Association. These documents are used by the Board of Directors to govern the Association.

- Welcome letter from our Management Company – DWD Professional Management
- Declarations of Covenants, Conditions and Restrictions
- By-Laws of Pleasant Hill Lakes
- Architectural Review Committee

Drainage Swales and Flooding Issues

If the drainage swale in front of your home is not draining properly, or if the swale is full of dirt and/or weeds, please call Osceola County's

Road and Bridge Department at 407-742-7500 to report the issue. We have contacted the County already for several drainage problems in the community. The Road and Bridge Department has been working on the problem for the last couple of weeks. If you are experiencing a similar problem with drainage, please feel free to contact the management office for additional information.

House Numbers

Please be aware that the Architectural Review Guidelines, Section 5.11 states that, "House numbers not less than 4" high with contrasting colors be affixed to the residential unit in full view from the street."

There are some homes in the community that do not have house numbers. In the event there is an emergency where first responders must find your home quickly, these numbers may save your life. Thank you for your cooperation with this very important matter.

Street Lights

If you notice a street light out on your street, please call KUA at 407-933-7777 to report the street name or section where the light is located. Thank you.

2019 Budget Requests

If you are interested in obtaining the 2019 Budget for your community, please feel free to review the document on the community website using the following link:

<http://www.pleasanthilllakes.com/approved-budget.html>. You may

also contact the management office to obtain a copy via email or regular mail.

Architectural Changes (Exterior Modifications)

It has come to our attention that some homeowners are not familiar with the steps of the Architectural Review process. That is quite understandable. We would like to take this opportunity to help anyone in our community better understand this process.

If you are going to make any changes to the front of your property, including landscaping changes, or if you intend to make any structural changes to your property (i.e., room additions, pools, screen enclosures), then you will need to fill out the Architectural Review Committee (ARC) application.

These applications will always be available on your community's website and they are included in the monthly newsletter (please see the form below). Please follow the instructions on the form and submit all of the required documents for your requested change. When you are submitting an application to the ARC remember to include:

1. Two (2) copies of the property survey that show the location of the proposed changed, alteration, renovation or addition.
2. Two (2) drawings of your plan(s).

3. Two (2) copies of color samples, if applicable. Please note that applications submitted by fax or without two (2) copies of the survey, drawing, or color sample will be considered incomplete. If an application is incomplete, it will not be processed and will be returned to you.

If you have any questions, please call us at 407-251-2200, and we will be happy to assist you. Also note that management does NOT approve or deny any of these requests. We collect the applications and then submit them to the community's Architectural Review Committee (ARC). The ARC is a group of volunteer homeowners who review the applications and approve or deny the applications based on your community's written criteria (the architectural guidelines). Per Florida Statutes, this process may take up to 30 days.

As soon as the Committee makes a decision, we will mail you the letter of approval or denial. Please make sure you do not proceed with any improvements until you have heard from the Committee. If you make any improvements without the approval of the Committee, you may need to remove and re-install these improvements. I hope this helps everyone understand the Architectural Review process a little better. If this still leaves you with any questions, please feel free to contact our office.

Septic Tanks

Please be aware that septic tanks may not be emptied in to the drainage swales or drainage

ditches of the community. If your septic tank is not working properly, you must contact a septic service company to help with your issues. Anyone seen emptying their tanks in to a drainage structure will be reported to the Osceola County Environmental Protection Services. Finally, if you need to replace your septic tank, please complete an Architectural Review Change application before you proceed with this project. In addition, once you replace your septic tank/drain field area, you will need to add new sod to the area per your architectural guidelines. Please see the application below for your convenience. Thank you for your cooperation with this matter. If you have any questions or concerns, please contact the management office.

Monthly Property Inspections

The community management company is tasked by the Board of Directors each month to complete an inspection of all properties within the community. Below is a list of some of the violations that they will be on the look-out for during these inspections:

- 1) Lawns that need maintenance or full replacement (weeds, dead spots, irrigation issues, etc.).
- 2) Houses that may need pressure washing or painting. Please be aware if the paint looks faded over

50% of the visible structure, if the concrete blocks are showing through the paint over 10% of the visible structure, or if there are settling cracks throughout the home that require caulking, then we will ask for the homeowner to re-paint the house.

- 3) Roofs that need pressure washing, repair, or replacement
- 4) Fences in need of cleaning and/or repair.
- 5) Driveways that may need repairs or pressure washing
- 6) Commercial vehicles, recreational vehicles, or trailers in driveways
- 7) Vehicles parked on the grass

The community management company’s staff members will inspect each property from the road in a vehicle, and they will take pictures of any violations. They will not go onto your property to complete their inspection. Please be kind to the inspectors when they are completing their monthly inspections. The staff members will always identify themselves when approached if you have questions. **However, please do not approach them in a hostile or negative manner.** They are there to complete a job as directed by the Board of Directors and to help the community.

If the inspectors find any problems with the exterior of your home, the management company will send you a letter notifying you of the violation. If you receive a violation letter,

please feel free to contact the management company via email or by phone if you have any questions or if you need more time to correct the area of concern. The management company will work with you to make the needed improvements. Communication is very important so we can work together to maintain and improve our property values. Thank you for your cooperation regarding this matter.

Dogs Must Be Leashed

Per Section 7.16 of the Community’s governing documents, animals are not allowed to roam free at any time. There are several dogs that have been observed running freely through the community. Please be aware that this is also not allowed per Osceola County Ordinances.



ORDINANCE #87-9
FINE \$500
 407-742-8000 OPT. 2

Please keep your pets on a leash while walking them through the neighborhood. If you see a pet in the community without a leash, please contact Animal Control at 407-742-8000. Thank you.

Community Services Phone Numbers

Emergency:

| | |
|----------------------------------|------------|
| Fire, Police, Medical Emergency: | 911 |
|----------------------------------|------------|

Law Enforcement:

| | |
|---|--------------|
| Kissimmee Police (Non-Emergency): | 407-847-0176 |
| St. Cloud Police (Non-Emergency): | 407-891-6700 |
| Osceola County Sheriff's Dept. (Non-Emergency): | 407-348-2222 |

Utilities:

| | |
|-------------|--------------|
| Kissimmee: | 407-933-7777 |
| Toho Water: | 407-944-5000 |

Chamber of Commerce:

| | |
|------------|--------------|
| Kissimmee: | 407-847-3174 |
| St. Cloud: | 407-892-3671 |

Miscellaneous:

| | |
|------------------------------------|--------------|
| Disaster Services Agency: | 407-742-9000 |
| Osceola County Health Department: | 407-343-2000 |
| Florida Poison Information Center: | 800-222-1222 |
| Osceola County Library: | 407-742-8888 |
| Social Security Administration: | 800-772-1213 |
| Voters' Registration: | 407-742-6000 |
| Osceola County Animal Services | 407-742-8000 |

PLEASANT HILL LAKES HOMEOWNERS' ASSOCIATION, INC.

MAIL OR EMAIL FORM TO: 9419 Tradeport Drive, Orlando, FL 32827

PHONE: 407-251-2200 FAX: 800-759-1820 EMAIL: info@dwdpm.com

ARCHITECTURAL REVIEW BOARD (ARB) APPLICATION

Owner Name: _____ Tenant Name: _____

Property Address: _____

Mailing Address: _____

Phone(s) Home: _____ Work _____ E-mail: _____

In Accordance with the Declaration of Covenants, Conditions and Restrictions and the Association's Rule and Regulations, installation must conform to this approval and the Association's guidelines.

I hereby request consent to make the following changes, alteration, renovations and /or additions to my property.

() Fence () Swimming Pool () Lawn Ornament () Screen Enclosure () Landscaping

() Patio () Exterior Color () Lawn Replacement () Other _____

Description: _____

Attach two (2) copies of the property survey that shows the locations of the proposed change, alteration, renovation or addition.

Attach two (2) drawings of your plan(s). Attach two (2) color samples, if applicable.

NOTE: Applications submitted by fax or without two (2) copies of the survey, drawing, or color sample will be considered incomplete. If an application is incomplete, it will not be processed and will be returned to you. I hereby understand and agree to the following conditions.

1. No work will begin until written approval is received from the Association. You have 60 days from the approval date to complete the work. If not, then you must reapply for ARB approval.
2. All work will be done expeditiously once commenced and will be done in a professional manner by a licensed contractor or myself.
3. All work will be performed timely and in a manner that will minimize interference and inconvenience to other residents.
4. I assume all liability and will be responsible for any and all damages to other lots and/or common area, which may result from performance of this work.
5. I will be responsible for the conduct of all persons, agents, contractors, subcontractors and employees who are connected with this work.
6. I am responsible for complying with all applicable federal, state and local laws, codes, regulations and requirements in connection with this work. I will obtain any necessary governmental permits and approval for the work.
7. Upon receipt DWD Professional Management, LLC will forward the ARB Application to the Association. A decision by the Association may take up to 30 days. I will be notified in writing when the application is either approved or denied.

ALL HOMEOWNERS ARE RESPONSIBLE FOR FOLLOWING THE RULES AND GUIDELINES OF THE ASSOCIATION WHEN MAKING ANY EXTERIOR MODIFICATIONS.

Signature of Owner(s): _____ Date: _____

DO Not Write Below This Line

This Application is hereby: () Approved () Denied

Date: _____ Signature: _____

Comments: _____

Date Received _____ Mailed to Assoc. _____ Mailed to Owner _____

February/March 2019

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|--|----------------------|---------------------|--|---|-----------------------------------|--------------------|
| <i>February</i> | | | | | 1 | 2 Groundhog Day |
| 3 | 4 | 5 Trash Pick-Up | 6 Recyclables/ Yard Waste/Bulk Pick-Up | 7 | 8 | 9 |
| 10 | 11 | 12 Trash Pick-Up | 13 Recyclables/ Yard Waste/Bulk Pick-Up Board of Directors' Meeting 7:00 PM | 14 Valentine's Day  | 15 | 16 |
| 17 | 18 Presidents Day | 19 Trash Pick-Up | 20 Recyclables/ Yard Waste/Bulk Pick-Up | 21 | 22 | 23 |
| 24 | 25 | 26 Trash Pick-Up | 27 Recyclables/ Yard Waste/Bulk Pick-Up | 28 | | |
| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
| <i>March</i> | | | | | 1 | 2 |
| 3 | 4 | 5 Trash Pick-Up | 6 Recyclables/ Yard Waste/Bulk Pick-Up Ash Wednesday | 7 | 8 International Women's Day | 9 |
| 10 | 11 | 12 Trash Pick-Up | 13 Recyclables/ Yard Waste/Bulk Pick-Up Board of Directors' Meeting 7:00 PM | 14 | 15 | 16 |
| 17 St. Patrick's Day  | 18 | 19 Trash Pick-Up | 20 Recyclables/ Yard Waste/Bulk Pick-Up First Day of Spring | 21 | 22 | 23 |
| 24 | 25 | 26 Trash Pick-Up | 27 Recyclables/ Yard Waste/Bulk Pick-Up | 28 | 29 | 30 |
| 31 | | | | | | |