



# Pleasant Hill Lakes

## ***JANUARY/FEBRUARY 2023 NEWSLETTER***

### ***2023 Assessment Reminder – Payment Needs to be Received by Tomorrow, January 31st to Avoid Late Fee***

Please remember your annual assessment for 2023 was due on January 1<sup>st</sup>. The new assessment amount is \$260.00. If you have not already paid your annual assessment, you must do so on or before January 31, 2023 in order to avoid the application of the late fee in the amount of \$25.00. All homeowners receive a 30-day grace period for your assessment. However, all payments are due on the 1<sup>st</sup> day of the year.

If you have any questions about your balance or the assessments, please view your ledger on the community's online portal or contact the management office so they may assist you.

### ***Raising Chickens in the Community Is NOT Permitted – A Message from the Board President***

*Submitted by Ed Siegenthaler*

A word from the Association is DON'T. There has been talk on the news that individuals may want to raise chickens to reduce the cost of their grocery bill. This Association does not approve any chickens within the community.

Per the governing documents:

#### **DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

7.16 No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot or

Please direct all concerns to the management company. For ARB requests, please go to the Association's website, [www.pleasanthilllakes.com](http://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](mailto: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:** Joseph Wright  
**Treasurer:** Robert Wroten  
**Directors:** John Hartley, John Allen

#### **Annual Meeting/Board of Directors' Meeting:**

**Architectural Review  
Committee (ARC) Meeting:**  
Board Meetings are held on the second Wednesday of every month at **7:00 PM**. The Architectural Review Committee will meet on the same date at **6:30 PM**. See page 3 for details.

on the Common Area. However, dogs, cats, and other common household pets may be kept on Lots subject to such rules and regulations as may be adopted by the Association, so long as they are not kept, bred, or maintained for commercial purposes. No animals shall be allowed to run loose at any time.

## ***Holiday Decorations***

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Sadly, the holiday season is now over and it is time to remove all holiday lights and decorations. Please be aware that holiday lights must be removed at the end of the Christmas Season. The Board has determined this to be the weekend after Epiphany, or Three Kings Day (January 6<sup>th</sup>). Therefore, please remove your lights and holiday decorations if you have not done so already. Thank you.



## ***Dogs Must Be Leashed and Waste Disposed of Properly***

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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.

Please keep your pets on a leash while walking them through the neighborhood and pick-up and dispose of their waste properly. If you see a pet in the community without a leash or an owner who is not picking up waste, please contact Osceola County Animal Control at 407-742-8000. Thank you for your cooperation and assistance with this matter.

## ***Landscaping Changes at Front Entrance Completed***

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Please be advised that the Association completed the updates to the front entrance. New landscaping was installed along with new lighting and irrigation. We hope everyone enjoys the updates to this area.

## ***Tree and Stump Removal***

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The Board would like to remind residents who remove trees from their property that the tree stumps must also be removed.

## ***Noise Ordinance Violations***

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Please be advised that loud music, especially after midnight, can be disturbing to your neighbors. You do not know if your neighbor is sick or has to wake up early in the morning to go to work. If you have a noise complaint or concern, please

contact the Osceola County Sheriff's Department at 407-348-2222. This is not an Association matter and must be handled directly with the Osceola County Sheriff's Department since this is a County ordinance violation.

## ***Garbage Collection Guidelines***

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Below please find the recycling and garbage collection schedule for the community:

**Recycling and Yard Waste:  
Tuesday**

**Garbage and Bulk Items:  
Wednesday**

**BELOW PLEASE FIND THE GUIDELINES FOR GARBAGE PICK-UP TAKEN FROM THE OSCEOLA COUNTY WEBSITE:**

Per County Ordinance, please DO NOT place your garbage curbside earlier than 6:00 p.m. the night before scheduled pick-up. Please remove promptly after collection. Garbage should be placed within 3 feet of your curb by 6:00 a.m. on your scheduled collection day. This will ensure timely service.

## ***ARC Guidelines***

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On January 13, 2021 the Board approved new ARC Guidelines for the community. These guidelines were recorded with the County. The guidelines were mailed to each household, and the guidelines are currently posted on the community website at the following link:

<http://www.pleasanthilllakes.com/governing-documents.html>.

If you have any questions or concerns, please feel free to contact the management office.

## *Architectural Review Committee (ARC)*

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On December 9, 2020, the Board of Directors appointed three members to the Architectural Review Committee (ARC) to review all Architectural Review applications for the community. The ARC meets on the 2<sup>nd</sup> Wednesday of each month at 6:30 PM before each normally scheduled Board of Directors' meeting.

Therefore, if you would like to submit an Architectural Review application, please do so before the 2<sup>nd</sup> Wednesday of each month so the Committee may review your request. If your application is received after this date, the application will be reviewed at the next regularly scheduled meeting the following month.

## *Annual Meeting, Board of Directors' Meeting and ARC Meeting – Wednesday, February 8, 2023*

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The monthly Board of Directors' meeting and the ARC meeting will be held on **Wednesday, February 8, 2023**. The meetings will be held via Zoom video

conference. If you would like to attend the meetings via Zoom, please use the following link and access codes:

<https://uso2web.zoom.us/j/8168553420?pwd=TmQvSm1mWkpNjVVTk1iQVFlaUVzUTog>

**Meeting ID:** 816 8555 3420  
**Passcode:** 621946

One tap mobile  
+13126266799,,81685553420#,,,,\*621946# US (Chicago)  
+16465588656,,81685553420#,,,,\*621946# US (New York)  
Dial by your location  
+1 312 626 6799 US (Chicago)  
+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)  
+1 346 248 7799 US (Houston)  
+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)  
Find your local number:

<https://uso2web.zoom.us/j/kepgqljfAY>

The ARC will meet at 6:30 PM and the Board of Directors' Meeting will begin at 7:00 PM.

## *2023 Budget Requests*

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If you are interested in obtaining the 2023 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.

## *Owner Access Platform*

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Please be advised that you may utilize an online owner access portal where you may login to manage your account and access community documents. With your Internet-enabled device, you are able to view your current account balance, check your payment history, view your open records and more!

We encourage everyone to utilize the new on-line access platform at <https://owner.topssoft.com/DWDProfessionalManagement/Account/Login>.

To ensure your privacy, only homeowners whose email address is on file have already received a registration email. **If you have not already provided your email, please email your information to**

[info@dwdpm.com](mailto:info@dwdpm.com) and include your community name, address within the community, and the email address you want on file. This extra step is designed for the safety of your personal information because it allows us to verify each homeowner. Once your email address has been opted into the system, you will receive an email to register. For security purposes, a return email will be sent to confirm you are the owner of that email account.

If you received the registration email but the time has expired and you are in need of a new registration email, please contact our office by email at [info@dwdpm.com](mailto:info@dwdpm.com) with your

request. Please make sure to include the email address you want us to use and we process a new registration email for you. Please check your SPAM folder as it may be filtered automatically. After you click the link in the confirmation email you can create your password and your account will be registered. You will then be able to log into your account using your email address and the password you created when you registered. Please make sure to use Google Chrome which is the preferred web browser for the platform.

## *Monthly Property Inspections*

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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, boats, 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 along with a picture from the inspection of your property. 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. Please be aware that after three violation letters, the Board has the option to send the file to the Association's attorney for further action. Once the file is at the attorney, this may lead to attorney's fees and costs. Therefore, please address any violation concerns as soon as possible in order to avoid legal action. Thank you for your cooperation in this matter.

## *Tub and Tile Cleaner*

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*Submitted by Ed Siegenthaler*

If your tub/bathroom/shower needs a serious deep cleaning, microwave half a spray bottle's worth of white vinegar. When it's warm, fill the rest of the bottle with Dawn dish soap. After mixing well, spray the concoction over the grimy areas that you want clean. Let it sit for 5-10 minutes, and presto: Your tiles will be good as new.

## *Keep Poison Ivy in Check*

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*Submitted by Ed Siegenthaler*

If you find yourself afflicted with poison ivy, take a shower using Dawn ASAP. The soap will dry out the blisters, helping with itching and, more importantly, not allowing oils from the blisters to spread the poison ivy to unaffected areas.

## *Unclog Toilets*

*Submitted by Ed Siegenthaler*

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No, we're not kidding. If your toilet is clogged, pour about 1/2 cup of Dawn in, and let it sit for 15-20 minutes. Then, flush it down with a bucket of hot water. Your pipes should be free and clear from then on.

## *You Have Access*

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

[www.pleasanthilllakes.com](http://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*

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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*

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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.

## *Architectural Changes (Exterior Modifications)*

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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.

If information is emailed, then one (1) copy of the information is enough, but it needs to be **legible** or it will be rejected.

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.

**Community Services  
Phone Numbers**

**Emergency:**

Fire, Police, Medical Emergency:	<b>911</b>
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**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 6 months 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 \_\_\_\_\_

# FEEDING WILDLIFE:

It's hard to resist feeding the wildlife but please don't –  
for their health and your safety.

## THEIR HEALTH

- The native animals who live here, including birds, squirrels, raccoons, and other wildlife, need nature's diet to be healthy.
- Human food is "junk food" for wildlife. Well-intentioned handouts may cause disease, injury, and even death for the animals.
- Providing unnatural food encourages wildlife to congregate in large numbers, leading to territorial fighting, attacks by predators, and being hit by cars.
- Animals you feed today may be killed as "pests" tomorrow. Don't harm wildlife with your kindness...help them remain healthy, safe, and free.

## YOUR SAFETY

Native animals who eat human food...

- May bite, scratch or threaten other visitors.
- May come into conflict with your pets.
- May spread disease.



**FED WILDLIFE IS DEAD WILDLIFE. IF YOU CARE, DON'T FEED!**

Feeding Wildlife Is Illegal Under Florida Administrative Code 68A(4001)



# January/February 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<b>January</b> <b>Annual Assessment Due</b> 	1 2 DWD Offices Closed	3 Recyclables/ Yard Waste	4 Trash Pick-Up/ Bulk Items Pick-Up	5	6	7
8	9	10 Recyclables/ Yard Waste	11 Trash Pick-Up/ Bulk Items Pick-Up <b>ARC Meeting 6:30 PM/                      Annual/Board Meetings 7:00 PM</b>	12	13	14
15	16 	17 Recyclables/ Yard Waste	18 Trash Pick-Up/ Bulk Items Pick-Up	19	20	21
22	23	24 Recyclables/ Yard Waste	25 Trash Pick-Up/ Bulk Items Pick-Up	26	27	28
29	30	31 Recyclables/ Yard Waste <b>Grace Period Ends for                      Annual Assessment</b>				
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<b>February</b>			1 Trash Pick-Up/ Bulk Items Pick-Up <b>Black History Month Begins</b>	2 Groundhog Day 	3	4
5	6	7 Recyclables/ Yard Waste	8 Trash Pick-Up/ Bulk Items Pick-Up <b>ARC Meeting 6:30 PM/                      Annual/Board Meetings 7:00 PM</b>	9	10	11
12	13	14 Recyclables/ Yard Waste 	15 Trash Pick-Up/ Bulk Items Pick-Up	16	17	18
19	20 <b>Presidents' Day</b>	21 Recyclables/ Yard Waste	22 Trash Pick-Up/ Bulk Items Pick-Up	23	24	25
26	27	28 Recyclables/ Yard Waste				