

PLEASANT HILL LAKES

A Newsletter By and For the
HOMEOWNERS of
Pleasant Hill Lakes
Homeowners Association, Inc.
www.pleasanthilllakes.com

Please direct all concerns to the management company. For ARB requests, please go to the Association's website. 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
407.251.2200 phone
800.759.1820 fax
info@dwdpm.com
DWD Professional Management, LLC
1101 Miranda Lane, Suite 112
Kissimmee, FL 34741

Board of Directors

Ed Siegenthaler- President
Peggy Wright - Secretary
Bob Slade - Treasurer

Board of Directors' Meetings

April 12, 2017
7PM @ Congregation Shalom Aleichem,
3501 Oak Point Blvd Kissimmee, FL

May 10, 2017
7PM @ Congregation Shalom Aleichem,
3501 Oak Point Blvd Kissimmee, FL

From Our Management Company



Submitted by
Carey Webb,
DWD Professional Management

Violation Letter Procedures

The community management company is tasked by the Board of Directors each month to complete an inspection of all properties within the community. If the management company finds a home in violation of the governing documents, they will send a violation letter describing the issue to the owner of the property.

If you receive a violation letter, please correct the issue as quickly as possible so that you are in compliance with the governing documents. If you cannot make the requested change right away due to a financial hardship, medical emergency, or another personal reason, the best course of action is to communicate with the management company. They will assist you so that you may make the changes on a schedule that works for you and your family. If you, for any reason, do not un-

derstand the reason for the violation letter or if you disagree with the violation, again the best course of action is to communicate with the management company. They will discuss the violation with you and provide you with pictures from the day of the inspection so a resolution may be reached.

The goal is for all owners to be in compliance with the rules of the community in order to maintain your property values and to make the community a desirable place to live. If you choose to ignore these letters, the only course of action for the Association to obtain compliance is through an attorney. This costs the Association money that should otherwise go to improvements within the community. Therefore, the best way to handle any disagreement over a violation is through communication. We greatly appreciate your cooperation in this matter. If you have any questions or concerns, please feel free to contact the management office.

Rights and Responsibilities

For any community to flourish and grow, many aspects come into play. The Common Areas need to be maintained

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Rights and Responsibilities continued

properly, decisions need to be made in a timely manner, the funds have to be available and have to be accounted for, and good communication must exist between the homeowners and the Board of Directors in order to make the community a better place. Now the most important thing is to respect every person's rights within the community. Just remember that all rights come with responsibilities.

All of the homeowners have the right to enjoy the Common Areas, to be informed of what is happening within the community, and to be an integral part of the neighborhood. As part of the community, you have the right to be heard regarding the issues that affect all of the community's members. You, as a homeowner, are also responsible for paying assessments on time, following all of the Rules and Regulations of the Association, reading all written communication (newsletters, signs, etc.) and informing your property manager, tenants and/or visitors of the Rules and Regulations of the Association. Homeowners help the community by being informed and educated about your neighborhood.

The Board of Directors is a group of your peers, elected by you, to take care of the needs of the community. The Board of Directors do not receive pay to do this job. They are members of your community who are volunteering their time and effort. Your Board has the right to make decisions on behalf of the Association for the good of all. Just

like you, they have the same responsibilities as any homeowner. In addition, they have the responsibility of directing and monitoring the work that is being done by the management company on their behalf.

The management company, in this case, DWD Professional Management, has the responsibility of keeping all of the records of the Association, performing all of the accounting functions (Accounts Receivable, audits, monthly financial statements, estoppel letters, taxes, insurance, preparing the proposed annual budget, etc.) except Accounts Payable. Management also enforces the Rules and Regulations, interacts with and supervises most vendors, maintains the Common Areas, prepares and organizes all meetings and functions as the liaison between the Board of Directors and the homeowners, among others. The management company does not make decisions independently from the Board of Directors. They act on behalf of the Board of Directors and the Association.

If the Homeowners, Board of Directors and the Management Company come together and embrace all of their rights and responsibilities, the ultimate goal of making the community a better place that you are proud to live in and be a part of can be achieved.



Community Services Phone Numbers

FIRE, POLICE, MEDICAL
EMERGENCY

911

POLICE (Non-Emergency)
Kissimmee 407-847-0176
POLICE (Non-Emergency)
St. Cloud.....407-891-6700
Sheriff's Department
(Non-Emergency)
.....407-348-2222

UTILITIES

Kissimmee.....407-933-7777
St. Cloud.....407-957-7373

CHAMBERS OF COMMERCE

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

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
Voter Registration
.....407-742-6000

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Noise Issues

Please be aware that Osceola County Sheriff's Department does not have any set time for enforcing noise complaints. The Disturbance of the Peace Statute is enforceable any time of the day. If a resident feels that his or her peace is being disturbed, all he or she has to do is call the Sheriff's office to file a complaint. Once that is done, the Sheriff's office will send a deputy to request that the responsible party tone down their gathering. If a second request is made concerning the same disturbance, the Sheriff's Department will arrest the responsible party. Please be considerate of your neighbors so that the Sheriff's Department is not needed to handle these types of situations.

Suspicious Activity

If your neighbor is a seasonal resident or if the property next to your home is empty due to foreclosure, please be on the lookout for any suspicious activity. Also, if you see people walking through the neighborhood

IF YOU SEE SOMETHING, SAY SOMETHING.

looking into vehicles, looking into the windows of a home, trying to force open a door, or any other suspicious or illegal activities, please call the Osceola County Sheriff's Department at (407) 348-2222. **The Sheriff's Department is the only organization charged with the protection of your property, and they are the only or-**

ganization with the authority to approach and stop these people and their activities. Thank you.

Please Observe the Posted Speed Limit

It has been noticed by many residents that some drivers do not observe the posted speed limit in the community. This situation has been reported to the Osceola County Sheriff's Department. Please be aware of the speed limit, and limit your speed accordingly. The Sheriff's Department has stated they will send out deputies from time to time to enforce the speed in the community. Thank you for your cooperation.

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 into a drainage structure will be reported to the Osceola County Environmental Protection Services. Thank you for your cooperation with this matter.

Garbage Collection

Trash pickup for our community is as follows:

Tuesdays - Curbside garbage collection

Wednesday - Yard and recycled waste. Please use the green and yellow container given to you by the County.

The phone number for the County is 407-843-7370. Please call them if you have an unusual item to pick up. You will need to do this so they are aware of this item before they arrive.

Please do not put any garbage in the green and yellow trash containers. Please follow these instructions and only put out items on the designated days, as the County will not take garbage on other days. We ask you to put your trash cans out only on the night before pick up.



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.

Community Rules & Regulations

Here is a list of some of the important rules and regulations for our community.

1) **Paint on Homes** - Article VII, Page 12, Section 7.18 - All exteriors of homes must be kept painted and in good repair. Paint

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Community Rules and... continued

should be of earth tones and should conform to neighboring homes in color. Homes cannot be painted pink, purple, etc. These are not earth tones. The Board should be notified when you are going to paint your home. You need to give them a picture or sample of the color you are going to use. The Board will then decide if your color is the right color to use. If you do not do this and the color you use does not conform with the neighborhood homes, the Board has the right to have you repaint your home the proper color. Please adhere to these instructions as paint is not cheap and we do not want you to have to paint again.

2) **Inoperable Vehicles** - *The Deed of Restrictions states, Article VII, Page 13, Section 7.12* that all inoperable vehicles under repair for a period longer than 48 (forty-eight) hours may be placed, kept or stored on property only if in a closed garage.

3) **Grass Is To Be Cut To Roadway** - *Article VII, Page 13, Section 7.7* - The County does cut the roadway, however, if not, it is your responsibility to do so. (The County does not cut very often as you know.)

4) **Animals Not On A Leash** - It is a law both here in our subdivision and Osceola County to have animals on a leash at all times. (No exceptions.) No animals are permitted to run loose. You may also call Animal Control at 407-892-5292 if this should occur.

5) **Boats and Recreational Vehicles** - Boats and recre-

ational vehicles shall be parked or stored behind forward front building and no closer than 5 (five) feet to any property. (No exceptions.)

6) **Signs** - No sign of any kind shall be displayed to public view on any lot or the Common Area except a sign identifying the property, street or traffic control signs and a lot numbering system as established by declarants or the Board. No signs of any kind shall be displayed on the Common Areas without approval of the Board

7) **Antennas** - *Article VI, Page 11, Section 6.5* - Aerial Antennas have to be submitted to the Architectural Review Committee for written approval.

8) **Set Backs** - *Article VII, Page 12, Section 7.6* - No structure of any type shall be located on any lot nearer than fifty (50) feet to the front lot line, nearer than fifteen (15) feet to any side lot line, and nearer than fifteen (15) feet from rear lot line.

9) **Garages/Other Buildings** - *Article VII, Page 12, Section 7.6* - 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.

10) **Parking** - *Article VII, Page 13, Section 7.13* - No parking is permitted in the travelled sections of any roadway or street except in residential areas where "on street" parking is permitted, and only for temporary visitor parking, and in such areas no parking shall be allowed on the paved traveled portion of the roadway.

11) **Lots** - *Article VII, Page 14, Section 7.22* - All lots previously cleared or grubbed shall be maintained to keep plant growth below 18 inches in height. This is for previously cut lots only.

Welcome

Welcome to all of our new homeowners. And please say "hi" to your neighbors.



Dogs Must Be Leashed

Per Section 7.16 of the Community's Covenants, 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. If you see a pet in the community without a leash, please contact Animal Control at 407-892-5292. Thank you.



Community Documents

Your community documents are available for free on our community's website: www.pleasanthilllakes.com. These documents include the deed restrictions and all rules and regulations for the community.

Meetings for the Board of Directors

Please consider attending our meetings. They are held every 2nd Wednesday of each month at the Congregational Shalom Aleichem Temple, 3501 Oak Pointe Boulevard, Kissimmee (off of Pleasant Hill Road). Make a left on to Oak Pointe Boulevard, about a quarter mile from our subdivision.

Drainage Swales

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. Thank you.

Fences and Sheds

No structure outside of your home can be erected without first giving plans to our Board. This also includes fences, sheds, etc. All construction will be stopped until such time the Board receives these plans for approval.



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.



Code Of Ethics For Homeowners

1. I will seek to fulfill my duties and responsibilities as a community association member.
2. I will make myself familiar with my community documents.
3. I will maintain my home in compliance with the standards of my community.
4. I will volunteer to serve on committees of the community association.
5. I will support the duly elected members of my community's leadership.
6. I will pay all assessments on time, including any special assessments.
7. I will speak in a positive way about my community.
8. I will refrain from speaking any negative comments about my neighbors and the Board of Directors.
9. I will cooperate with the association management agent. I will use my best efforts to promote the happiness and prosperity of my community association.

Playground Area

We do have a playground area for our subdivision located at the end of Lake Tohopekaliga Boulevard. There is a tennis court as well. All members of our Association and their guests are welcome.

Architectural Review Applications

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, screened 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 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:

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Architectural Review... continued

1. Two (2) copies of the property survey that shows the locations of the proposed changed, alteration, renovation or addition.

2. Two (2) drawings of your plan(s).

3. Attach 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. Per Florida Statutes, this process may take up to 30 days.

As soon as the Committee makes a decision, they will mail you the letter. Please make sure you do not proceed with any improvements until you have heard from the Committee. 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.

How to Safeguard Your Home

Source: Florida Attorney General's Office

- Do not list your first name in the telephone book. Instead use initials.
- Make sure your answering machine message does not indicate that you are alone.
- Have deadbolts installed on all doors. Keep doors and windows locked.
- Install a peep-hole on your door and look before opening the door.
- Never open the door to strangers.
- Keep blinds or drapes closed at night to discourage "Peeping Toms." Do not hang lingerie outdoors.
- Verify the identity of any repairmen. Use the telephone number listed in the phone book, not on their identification.
- If someone comes to your door asking to use the telephone, make the call yourself. Don't invite them in.
- Don't hide a spare key under the door mat or under a flower pot. Thieves know all the good hiding places.
- Plant thorny bushes under all windows. Invest in motion sensor lights and a good security system.
- Get a barking dog or "beware of dog" signs.
- Always double check doors at night and lock all windows.

- Be sure your garage door can be secured. Do not leave it open when you are away; an empty garage broadcasts your absence.

Recipe of the Month



Applesauce HoneyNut Bread

- 1 cup honey
- 2½ cups Bisquick
- 1 cup quick cooking oats
- 2 tsps. baking powder
- ½ tsp. salt
- 1 egg beaten
- 1 cup applesauce
- 1 cup golden raisins
- 1 cup walnuts, chopped

Combine Bisquick, oats, baking powder, and salt. Make a well in center of mixture. Combine egg, honey, and applesauce, add to dry ingredients, stirring just until moistened. Stir in raisins and walnuts. Spoon batter into two greased and floured 7½x3½x2¼ inch loaf pans. Bake at 350° for 45-50 minutes, or until toothpick inserted in center comes out clean. Cool in pans for 10 minutes, remove from pans and cool on wire racks.

Happiness is a journey, not a destination; happiness is to be found along the way not at the end of the road, for then the journey is over and it's too late. The time for happiness is today not tomorrow.

~Paul H. Dunn

PLEASANT HILL LAKES HOMEOWNERS ASSOCIATION, INC.
MAIL OR FAX FORM TO: 1101 Miranda Lane, Suite 112 Kissimmee, FL 34741
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: _____ Fax: _____

In Accordance with the Declaration of Covenants, Conditions and Restrictions and the Association's Rules 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 and applications 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 six (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 THEIR ASSOCIATION WHEN MAKING ANY EXTERIOR MODIFICATIONS.

Signature of Owners(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 _____

PLEASANT HILL LAKES
 HOMEOWNERS ASSOCIATION, INC.
 C/O DWD Professional Management, LLC
 1101 MIRANDA LANE • SUITE 112
 KISSIMMEE, FL 34741

PRSR STD
 U.S. POSTAGE
 PAID
 ORLANDO, FL
 PERMIT NO. 40143

CURRENT RESIDENT OR

April & May 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1 
2	3	4	5	6	7	8 Community Garage Sale 8am -1pm
9 	10	11 Full Moon <i>Happy Easter</i>	12 7pm HOA BOD Mtg. @ CSA	13	14 	15
16 	17	18	19	20	21	22
23	24	25	26	27	28 	29
30	1 <i>May</i>	2	3	4 	5 CINCO DE MAYO	6
7	8	9	10 Full Moon 7pm HOA BOD Mtg. @ CSA	11	12	13
14 	15	16	17	18	19	20 
21	22	23	24	25	26	27
28	29 	30	31			