

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

January 11, 2017
7PM @ Congregation Shalom Aleichem,
3501 Oak Point Blvd Kissimmee, FL

February 8, 2017
7PM @ Congregation Shalom Aleichem,
3501 Oak Point Blvd Kissimmee, FL

From Our Management Company

*Submitted by
Carey Webb,
DWD Professional
Management*



Winners of the 2016 Christmas Lights Display

By Peggy Wright

The Board is happy to announce the two (2) winners of the 2016 Christmas Lights Display. The winners are Jeffrey and Donna Miller, the owners of 2001 Pine Needle Trail and Vigilio and Margarita Flores, the owners of 2835 Woodsmere Court.

This was a difficult decision as there were many wonderful displays this year. Thank you all for making our subdivision so beautiful for the holiday season. We also want to thank Bob and Sandy Slade for the beautiful decorations on our front walls. As usual you both did a great job and made our subdivision beautiful.

We hope everyone had a great holiday. We are looking forward to Spring and getting our yards back to normal. We have had a mild winter so far, and we hope it stays that way.

Holiday Lights

It has been observed that many homeowners have not removed their holiday lights. 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. Please remove your lights if you haven't done so already. Thank you.

Front Entrance and Wall Maintenance Update

Over the course of the next few years the Association will be working to repair the front entrance and wall of the community. Please be aware that you may see various vendors walking and inspecting the wall this year. Based on these inspections, projects will be outlined and proposals will be obtained for 2018 and beyond. Unfortunately, it could be at least one more budget year before the community has saved the funds to start the bulk of the repair work. Thank you for your patience.

Tree Trimming In the Park

Starting in the next few weeks the Association will begin clearing out the underbrush at the park. Currently this area is overgrown and it is being used as a place for people to throw trash. Starting right behind the playground equipment going back towards the lake, all the underbrush and all the trees less than 4 inches in diameter will be removed. This should open the area and allow for better views of the lake.

Please be aware that clearing this land may lead to more improvements being made in the playground area in the future. As soon as the work is completed the Board will evaluate the need for a new fence for this area. Finally, once this land is made reusable again the Board will also assess the need for other future projects.

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.

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 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.)

Continued on page 3

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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Community Rules... continued

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 recreational 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.

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 re-

quested change. When you are submitting an application to the ARC remember to include:

1. Two (2) copies of the property survey that shows the locations of the proposed change, 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.

Responsibilities

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

teering 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.

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.



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.

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Garbage Collection

continued

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 **ONLY** put your trash cans out the night before pick up.



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. Thank you for your cooperation with this matter.

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.

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.

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.

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.

Suspicious Activity

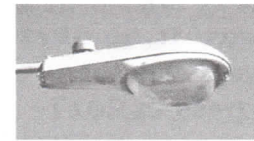
With the onset of cooler weather, there may be an increase in activity around Central Florida concerning people entering empty homes to find shelter. Therefore, if your neighbor is a seasonal resident, or the property next to your home is



empty due to foreclosure, please be on the lookout for any suspicious activity. Also, if you see people walking through the neighborhood 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 organization with the authority to approach and stop these people and their activities.** Thank you.

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.



Top Ten New Year Resolution Ideas

Posted by Blog Guru in: 2017 New Year Resolutions

Again it's a time to make some great New Year Resolution for 2017. A New Year's resolution is a tradition, most common in the Western Hemisphere but also found in the Eastern Hemisphere, in which a person makes a promise to do an act of self-improvement or something slightly nice, such as opening doors for people beginning from New Year's Day.

Here let me share with you some of the very good New Year Resolutions.

1. Lose Weight in 2017

This is a favorite for many resolution makers, and it doesn't take much to figure out why.

2. Travel More in 2017

It's tempting to want to get out and see more of the world, especially if you feel stuck in your rut or you haven't been anywhere lately. This is one of the most common resolutions; just be sure to be a bit more specific on where you want to go.

3. Accomplish the Incomplete

If you still feel that the resolutions you made last year and abandoned midway are worth a second shot, give it another chance! Try to do it this year.

4. Monitor Progress in 2017

Resolve this year to monitor how far you are holding on to your commitment – it will help you to grow more.

5. Grow a plant in 2017

No, don't buy a plant and then dutifully neglect it. Plant

something and watch it grow. Again, no negligence. Think of it as a fish or something. It's non-intrusive but adds great character to your home. You wouldn't forget to feed your fish would you? (You might and I wouldn't blame you.) Still, adding some greenery to your house is going to help your oxygen intake and make things look nicer – as long as it's green.

6. Start a Meditation Practice in 2017

There are scientific studies that show the many benefits of meditating. To name just a few, meditating helps to improve your mood, it reduces stress, it lessens anxiety, and it even increases your brain's gray matter — which is involved in muscle control, sensory perception, decision making, and self-control. In addition, once you get the hang of it, meditating is easy to do.

7. Read More Books in 2017

I'll definitely be reading lots of books in 2017, and I encourage you to do the same.

8. Create a Positive Attitude in 2017

Having a positive attitude opens your mind to new possibilities; it makes you more resilient and can even help you to live longer. Greet the New Year with a smile and resolve to stay positive, no matter what happens.

9. Fun With Family in 2017

Bonding with the family will add a treasure trove of memories for you to cherish all your life.

10. Become More Confident in 2017

Confidence can be defined as your belief in your own abilities

and in your capacity to get what you want. In turn, the importance of confidence cannot be overstated. Confident people are happier, more relaxed, more likely to take chances, and more likely to succeed.

Fortunately, there are ways to become more confident. These include giving yourself credit for what you do, cultivating your inner advocate, and taking consistent action toward the achievement of your goals.

Conclusion

A New Year is like a blank notebook. You get to write anything you want in it. Fill the first page of your notebook with your New Year's resolutions.

Helpful Hints

Did you know that putting wet newspapers in layers around your plants will work nutrients in the soil, and overlapping wet newspapers and then covering with mulch will eliminate weeding? Weeds will get through some gardening plastic but will not get through wet newspapers.

To clean up broken glass: Use a wet cotton ball or Q-tip to pick up the small shards of glass you can't see easily.

Easy measuring cup clean up: Before you pour sticky ingredients into the cup, fill with hot water. Dump out the water, but don't dry the cup. Now, add your substance, such as peanut butter, and watch how easily it comes right out.

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
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 ORLANDO, FL
 PERMIT NO. 40143

CURRENT RESIDENT OR

January & February 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 	2 DWD Professional Management Closed	3	4	5	6	7
8	9	10	11 7pm HOA BOD Mtg. @ CSA	12 Full Moon	13	14
15	16 	17	18	19	20 	21
22	23	24	25	26	27	28
29	30	31 Grace Period for Assessments Ends	1 <i>February</i>	2 	3 	4
5	6	7	8 7pm HOA BOD Mtg. @ CSA	9	10 Full Moon	11
12	13	14 	15	16	17	18
19	20 	21	22	23	24	25
26	27	28 				