



# *Pleasant Hill Lakes*

## ***JANUARY 2018 NEWSLETTER***

### ***Assessment Information - 2018***

The Pleasant Hill Lakes annual assessment remains \$197.50 for the 2018 budget year. Assessment payments were due on the first of January. Any account with a balance after January 31<sup>st</sup>, will incur a late fee in the amount of \$25.00. While homeowners receive a 30-day grace period for making the assessment payment, all payments are **due on the 1<sup>st</sup> day of January.**

If you have not made your payment for this year, please do so at your earliest convenience. Payments may be mailed to the address listed on your statement. You may also drop off these payments at our community management office located at 1101 Miranda Lane, Suite 112, Kissimmee, FL 34741.

If you have any questions or concerns regarding your account balance or your assessments, please contact the management office.

### ***Garage Sale Dates***

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 2018 dates: Saturday, April 14<sup>th</sup> and Saturday, October 13<sup>th</sup>.



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  
 1101 Miranda Lane • Suite 112  
 Kissimmee, FL 34741

### **Board of Directors**

**President:** Ed Siegenthaler  
**Secretary:** Peggy Wright  
**Treasurer:** Bod Slade  
**Director:** Antonio Resende

### **Board of Directors' Meetings**

Held on the second Wednesday of every month at 7:00 PM at the Osceola County Fire Station 64 located at 3267 Pleasant Hill Road, Kissimmee, FL, 34746.

## *You Have Access*

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

[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

## *Architectural Changes (Exterior Modifications)*

The Board of Directors is aware that several owners will need to repair and/or replace their roofs or make other architectural changes due to damages sustained during Hurricane Irma. However, all changes must still first be approved by the Pleasant Hill Lakes Architectural Review Committee (ARC). The ARC application form is included with this newsletter and may also be found on the Pleasant Hill Lakes website, [www.pleasanthilllakes.com](http://www.pleasanthilllakes.com).

Please fill out and return the form to the management office at your earliest convenience.

The Architectural Review Committee will expedite these applications. If you have any questions or concerns regarding this process, please call or email the management office at 407-251-2200 or [info@dwppdm.com](mailto:info@dwppdm.com).

## *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.

## *Street Lights*

If you notice a street light out in the community, please contact Kissimmee Utility Authority at 407-933-7777 to report the street name or area where the light is located.

## *Suspicious Activity*

With the cooler weather we have been experiencing, there may be an increase in activity around Central Florida concerning people entering empty homes to find shelter. Therefore, please be on the lookout for any suspicious activity in the community.

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.**

## *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. 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.

## *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.

## *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 this issue. 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.

**PLEASANT HILL LAKES HOMEOWNERS' ASSOCIATION, INC.**

MAIL OR EMAIL FORM TO: 1101 Miranda Lane, Suite 112 Kissimmee, FL 34741

PHONE: 407-251-2200 FAX: 800-759-1820 EMAIL: [info@dwdpm.com](mailto: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 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** \_\_\_\_\_

# January and February 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
January	1 <b>New Year's Day</b> Annual Assessment Due	2 Trash Pick-Up	3 Recyclables/ Yard Waste Pick-Up	4	5	6 <b>Three King's Day/Epiphany</b>
7	8	9 Trash Pick-Up	10 Recyclables/ Yard Waste Pick-Up <b>Annual Meeting 7 PM</b>	11	12	13
14	15 <b>Martin Luther King, Jr. Day</b>	16 Trash Pick-Up	17 Recyclables/ Yard Waste Pick-Up	18	19	20
21	22	23 Trash Pick-Up	24 Recyclables/ Yard Waste Pick-Up	25	26	27
28	29	30 Trash Pick-Up	31 Recyclables/ Yard Waste Pick-Up Grace Period Ends for Annual Assessment			
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
February				1	2	3
4	5	6 Trash Pick-Up	7 Recyclables/ Yard Waste Pick-Up	8	9	10
11	12	13 Trash Pick-Up	14 <b>Ash Wed.</b> <b>Valentine's Day</b> Recyclables/ Yard Waste Pick-Up <b>Board Meeting 7 PM</b>	15		17
18	19 <b>President's Day</b>	20 Trash Pick-Up	21 Recyclables/ Yard Waste Pick-Up	22	23	24
25	26	27 Trash Pick-Up	28 Recyclables/ Yard Waste Pick-Up			