

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 "On-line 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

August 9, 2017
7PM @ Congregation Shalom Aleichem,
3501 Oak Point Blvd Kissimmee, FL

September 13, 2017
7PM @ Congregation Shalom Aleichem,
3501 Oak Point Blvd Kissimmee, FL

From Our Management Company

Submitted by
Carey Webb,
DWD Professional Management



Tree Trimming

We would like to request that all trees near the roads in the community are properly trimmed and maintained. We have noticed that tree branches are hanging down too low towards the street and may interfere with the normal flow of traffic. We ask that you take care of this issue as soon as possible for the safety of all of our residents and visitors. Thank you for your cooperation in this matter.



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 on your street, please call KUA at 407-933-7777 to report the street name or section where the light is located.



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 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.



Sales Tax Holiday

August 4 - 6, 2017

Florida's 3-Day Back-To-School Sales Tax Holiday is almost here. Savings begin at 12:01am Friday, August 4, 2017 and ends on Sunday, August 6 at 11:59pm. During the sales tax holiday period, Florida law directs that no sales tax or local discretionary sales surtax will be collected on purchases of:

- Clothing, footwear and certain accessories selling for \$60 or less per item
- Certain school supplies for \$15 or less per item, and
- Personal computers and certain computer - related accessories, selling for \$750 or less per item

For a comprehensive list of exempt and non-exempt items, visit the Florida Department of revenue website: www.floridarevenue.com.

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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The School District of Osceola County, Florida
Dr. Debra P. Pace – Superintendent
817 Bill Beck Boulevard • Kissimmee, Florida 34744-4492
Phone: 407-870-4600 • FAX: 407-870-4010

2017/2018 SCHOOL CALENDAR CALENDAR TO FOLLOW FOR ALL SCHOOLS IN THE DISTRICT

MONTH	DATE	DAY		PUPIL DAYS	TEACHER DAYS	PAID HOLIDAYS
AUGUST	3-9	THUR-WED	TEACHERS REPORT, PREPLANNING (5 DAYS)	16	21	
	10	THUR	FIRST DAY OF SCHOOL FOR STUDENTS/FIRST DAY OF 1 ST GRADING PERIOD			
SEPTEMBER	4	MON	LABOR DAY – TEACHER/STUDENT HOLIDAY	20	20	1
OCTOBER	12	THUR	END OF 1 ST GRADING PERIOD	20	22	
	13	FRI	TEACHER WORK DAY/STUDENT HOLIDAY			
	16	MON	PROFESSIONAL DEVELOPMENT DAY/STUDENT HOLIDAY			
	17	TUES	FIRST DAY OF 2 ND GRADING PERIOD			
NOVEMBER	10	FRI	VETERANS DAY – TEACHER/STUDENT HOLIDAY	18	18	1
	22	WED	TEACHER NON-WORK DAY/STUDENT HOLIDAY			
	23	THUR	THANKSGIVING – TEACHER/STUDENT HOLIDAY			1
	24	FRI	TEACHER NON-WORK DAY/STUDENT HOLIDAY			
DECEMBER	21	THUR	LAST DAY OF CLASSES/END OF 2 ND GRADING PERIOD	15	16	1
	22	FRI	TEACHER WORK DAY/STUDENT HOLIDAY			
	25-29	MON-FRI	WINTER BREAK – TEACHER/STUDENT HOLIDAY			
JANUARY	1-5	MON-FRI	WINTER BREAK – TEACHER/STUDENT HOLIDAY	17	17	1
	8	MON	CLASSES RESUME/FIRST DAY OF 3 RD GRADING PERIOD			
	15	MON	MARTIN L. KING, JR. DAY – TEACHER/STUDENT HOLIDAY			1
FEBRUARY	16	FRI	RODEO DAY – TEACHER NON-WORK DAY/STUDENT HOLIDAY	19	19	
MARCH	15	THUR	END OF 3 RD GRADING PERIOD	16	17	
	16	FRI	TEACHER WORK DAY/STUDENT HOLIDAY			
	19-23	MON-FRI	SPRING BREAK – TEACHER/STUDENT HOLIDAY			
	26	MON	CLASSES RESUME/FIRST DAY OF 4 TH GRADING PERIOD			
APRIL				21	21	
MAY	24	THUR	END OF 4 TH GRADING PERIOD – LAST STUDENT DAY	18	19	
	25	FRI	POST PLANNING – LAST DAY FOR TEACHERS	180	190	6

Testing Dates: (Tentative)

March 2018 FSA Writing
April 2018 STATE ASSESSMENT Grades 3-10,
Grades 11-12 Retakes
April-May 2018 EOC Assessments Grades 8-12

Progress Reports & Report Card Dates:

9/13/17 1st 9 Weeks Progress Reports
10/27/17 1st 9 Weeks Report Cards
11/17/17 2nd 9 Weeks Progress Reports
1/26/18 2nd 9 Weeks Report Cards
2/12/18 3rd 9 Weeks Progress Reports
4/6/18 3rd 9 Weeks Report Cards
4/27/18 4th 9 Weeks Progress Reports
5/24/18 4th 9 Weeks Report Cards (Elementary)
6/14/18 4th 9 Weeks Report Cards (Secondary)

NOTE: Emergency make-up days may be required and will be assigned based on the circumstances at time of occurrence.

Board Approved 8/2/16
Board Approved Rev. 11/15/16

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

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

CURRENT RESIDENT OR

August & September 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3	4	5	
6	7 Full Moon	8	9 7pm HOA BOD Mtg. @ CSA	10	11	12
13	14	15	16	17	18	19 
20	21 	22	23	24	25	26
27	28	29	30	31	1 September	2
3	4 LABOR DAY 	5	6 Full Moon	7	8	9
10 Happy Grandparents Day	11 	12	13 7pm HOA BOD Mtg. @ CSA	14	15 	16
17	18	19	20	21 	22	23
24	25	26	27	28	29	30 

