

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

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

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

From Our Management Company

Submitted by
Carey Webb,
DWD Professional Management



Mosquitoes

Due to an increased concern with mosquito-borne illnesses, especially concerns regarding the Zika virus, Osceola County suggests that all residents take the following measures:

1. Please remove any standing water near your home or any containers where mosquitoes may multiply.
2. When outdoors apply mosquito repellent with DEET. Also, you may want to wear long sleeves, socks and pants outdoors for extra protection.
3. Keep your doors and windows closed. If you open your windows, ensure that all windows have screens.



If you have any additional questions, please visit the Osceola County website: www.osceola.org >Agencies and Departments>Community Development>Offices>Community Resources > Mosquito Control>Zika Prevention

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.

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. Speeding endangers the safety of yourself, your passengers, and others within your community. The Sheriff's Department has stated they will send out deputies from time to time to enforce the speed limit. Thank you for your cooperation with this safety concern.

DWD Closed for Holiday

Please be advised that DWD will be closed July 03 - 04, 2017, in observance of Independence Day. Thank you for your understanding.

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.

VACATION TIME

Avoid Becoming a Vacation Victim

Identity theft reached an all-time high in 2016. Thieves preyed on more than 15 million people last year - one of every 16 adults in the U.S., a 16% increase from the previous year.

One vulnerable target, according to an Experian survey, is people on vacation. They often share trip information on social media, and they have many points of vulnerability from smartphones to credit cards to bank accounts.

Before leaving home, travelers should:

- Remove unnecessary credit cards from your wallets
- Download an app to help find a lost smartphone
- Stop mail delivery
- Notify credit/debit card providers you'll be traveling
- Notify your bank you'll be traveling
- Keep copies of sensitive information at home in case of loss/theft

While on vacation, travelers should:

- Be cautious when using

public Wi-Fi

- Password protect or encrypt your phone
- Lock sensitive information in a hotel safe
- Don't post travel pictures on social media
- Use a travel wallet/purse for extra security

After returning home, travelers should:

- Check bank statements for signs of fraud
- Carefully review credit card statements for suspicious activity
- Request and review a credit report for indications of fraud

A Good Eating Rule

The Chinese and Japanese drink hot tea with their meals – not cold water. The cold water will solidify the oily stuff that you have just consumed and slow down digestion. Once this “sludge” reacts with the stomach acid, it will break down and be absorbed by the intestine faster than the solid food, lining the intestine. This can turn into fats and lead to cancer.

Bring on the hot tea!!

Freedom

Freedom is not the right to do whatever we want.

It is the privilege of doing what we ought.

It is not private license; it is public responsibility.

It is not freeing ourselves; it is binding ourselves for the good of all.

~Bishop Robert R. Brown

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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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

June & July 2017

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