

# PLEASANT HILL LAKES

A Newsletter By and For the  
HOMEOWNERS of  
Pleasant Hill Lakes  
Homeowners Association, Inc.  
[www.pleasanthilllakes.com](http://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

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

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

## From Your Board of Directors



## You Have Access

The Deed of Restrictions for Pleasant Hill Lakes is available to all homeowners through the Internet. Please sign into: [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

## Hurricane Irma Window Coverings

Please remove any window coverings (plywood, hurricane shutters, etc.) that you may have placed over your windows before Hurricane Irma. We greatly appreciate your cooperation.

## Tree Trimming, Mowing and Maintenance

Hurricane Irma did a number on our trees this year! There are still a few trees that need the help of our homeowners. Lawn mowing has been difficult because of all the wet conditions. However, it is your responsibility to maintain your property to the best of your ability. Please mow as soon as you are able. Mow to the road in front and to the sides of your property. If you are unable to mow the ditch because of wet drainage swale problems, please call Osceola County Road and Bridge at 407-742-7500.

It is our responsibility as homeowners to keep our properties looking respectable. Let's make our community stand tall and shine. Please review your needs and trim away.

## Park Update

The Board of Directors has approved the installation of a water meter at the park. This will give us the ability to have water available to clean equipment on a more regular basis. Many of you know that the park is in need of pressure washing the canopy and equipment. This will be completed as soon as the meter and supply

*Continued on page 2*

## Park Update continued

line are installed.

We would like to make more improvements to the park, but your input is needed.

## PHL Garage Sale Dates 2018

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 14th and Saturday, October 13th.

## 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.

## To Celebrate Fall

Halloween, of course, is one way but why stop there. You may be interested in some other ideas as well. How about a "Fall Party" to celebrate the coming of the fall season. Pumpkins are the first thing that comes to mind for decorating. They are easy to carve or to paint faces or other decorations. (You can also make the pumpkins from plastic or cardboard). Scarecrows are a favorite idea for the season. From a pile of old clothes, children could compete for funniest costume. Fall leaves can be drawn and painted in many colors of fall. Sing, write a poem (haiku) or a short story, play games, bake brownies, decorate cupcakes, eat popcorn, watch movies together.

"Fall has always been my favorite season. The time when everything bursts with its last beauty, as if nature had been saving up all year for the grand finale."  
*Lauren DeStefano, Wither*



## 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](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 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

## November & December 2017

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