

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

Budget Meeting

Please be advised that the next scheduled meeting of the Board of Directors will be the Annual Budget Meeting. No changes to the current Budget are anticipated.

After this meeting of the Board of Directors, the Board Members will have an open forum to answer any questions from the membership. Thank you.

Architectural Changes Needed After Hurricane Irma

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. 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@dwdpm.com.

Hurricane Debris Collection

Osceola County has provided the following guidelines for Hurricane Irma debris collection:

- The Debris Hotline is 855-866-5650 and is being staffed 7 a.m. to 5 p.m.
- The county is working with a debris removal contractor for a bigger collection push that started Sunday (9/17). Collection is beginning in the areas of the greatest impact (generally the western portions of the county) and move through the county.
- Hurricane debris should be placed as close to the Right-Of-Way as possible, but not on

Continued on page 2

Hurricane Debris... continued

the ROW. Vegetative storm debris including tree limbs, branches, and other organic debris should always be separated from storm-related construction debris such as shingles and fencing. Do not place any debris or garbage by mailboxes or utility poles.

- Free residential drop-off is available from 7 a.m. to 7 p.m. at the Southport landfill site, 4400 Hunt Road, Kissimmee FL, 34746 and at 2350 Canoe Creek Road, St. Cloud FL, 34769. Vegetative and construction debris must be separated. Businesses will be turned away.

- Regular curbside collection is back on schedule. This includes collection of garbage, recycling and bags/bundles/containers of small yard waste materials (10 bag/50 lb. weight limit each).

- Please DO not place garbage or yard waste in recycle carts.

- Volumes will be heavy. Please be patient.

- The Solid Waste Department can answer questions about regular curbside pickup at 407-742-7750.

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.

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.



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.

Fences and Sheds

No structure outside of your home can be erected without first giving plans to our Board. This also includes fences, sheds, etc. All construction will be stopped until such time the Board receives these plans for approval.



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

Disclaimer: *The Pleasant Hill Lakes Newsletter* is published for *The Pleasant Hill Lakes Homeowners Association, Inc.* by Focus Community Publications & Printing, Inc. as a courtesy to all property owners and residents. Focus nor the Association assume any responsibility for article content or advertising message as submitted for inclusion in the newsletter. Advertising and articles are not endorsed by the Association, nor is there any implied warranty by the Association or its staff.

Statement of Business Support: When patronizing any of the businesses advertising in our newsletter, whether or not for the first time, it is helpful if you tell them you saw their ad in your community newsletter. *The Pleasant Hill Lakes Newsletter* is published by Focus Community Publications and Printing, Inc. of Saint Cloud at no charge to our association. Costs of development and printing are underwritten through the sale of advertising. These advertisers pay for their ads to reach you and they have no other way of knowing if their ad attracts your attention or business unless you mention that you heard about them through *The Pleasant Hill Lakes Newsletter*.

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

October & November 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3	4	5 Full Moon	6	7
8	9  Columbus Day	10	11 7pm HOA Budget Mtg. @ CSA	12	13	14  8am - 1pm
15	16  HAPPY BOSS DAY	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31  Halloween	1 <i>November</i>	2	3	4 Full Moon
5  Dusklight Sailing Time Ends	6	7	8 7pm HOA BOD Mtg. @ CSA	9	10	11  VETERANS
12	13	14	15	16	17	18
19	20	21	22	23  Give Thanks	24  THANKSGIVING	25
26	27  CYBER MONDAY	28	29	30		