



Professional Management

Dear Pleasant Hill Lakes Community Member:

We are pleased to inform you that the Board of Directors of Pleasant Hill Lakes has contracted with DWD Professional Management, LLC, to manage your neighborhood.

As the Community Manager for Pleasant Hill Lakes, I wanted to review a few questions that you may have about your new Community. This letter is designed to answer most of the common questions and is presented in easy-to-read language, unlike the Declaration of CC&R's, By-Laws and Rules & Regulations. By all means, ***these documents are important and should be reviewed prior to purchasing or leasing a home in Pleasant Hill Lakes.***

ASSESSMENTS are currently **\$260.00** per year. Payments may be mailed to the pre-printed address on your statement. You may also drop off these payments at our office located at 9419 Tradeport Drive, Orlando, FL 32827. Per the Association's governing documents, you will receive your assessment statement from the Association's bank by December 1st of each year. The annual assessment is then due by January 1st of the following year, and it is considered late if not received by January 31st. All assessments received after January 31st incur a \$25.00 late fee.

You may also use the following payment options:

You may pay online through the Association's bank using a credit card, debit card, or e-check. The website is as follows: <https://dwdprofessionalmanagement.epay-centerstatebank.com/#/person/select-account/>. You will need the following identification numbers in order to make these payments:

Management ID:
Association ID:
Homeowner ID:

If you would like to use on-line bill pay with your bank, you will need the following information:

Payee Account Number:
Check Payable to: Pleasant Hill Lakes HOA
Mailing Address: Pleasant Hill Lakes HOA, C/O DWD Professional Management, PO Box 22184, Tampa, FL 33622

If you would like to set up auto debit, please email or mail a voided check to info@dwdpm.com. The payments will be automatically withdrawn from your account on January 5th of each year.

If you have any questions concerning your assessment, please e-mail us at info@dwdpm.com.

ARCHITECTURAL CHANGES to your home or yard, such as fencing, painting, screen enclosures, window film, hurricane shutters and other such appearance changing alterations, require prior written approval of the Pleasant Hill Lakes Architectural Review Board. The ARB application form and the ARB guidelines are available at the Pleasant Hill Lakes website, www.pleasanthilllakes.com.

EMERGENCY after-hours situations: Please call (407) 251-2200 and follow the recorded instructions. Emergencies are defined as issues pertaining to safety, flooding, and other catastrophic situations. In other words, please leave a message for things that cannot wait until our regular office hours, which are Monday through Friday, 9:00 AM to 5 PM. For medical, police, or fire department attention, please call **911**.

THE OFFICE FOR PLEASANT HILL LAKES is located at 9419 Tradeport Drive, Orlando, FL 32827. Our office staff is available from 9 AM – 5 PM. You may reach us by phone at 407-251-2200, by fax at 800-759-1820, and by email at info@dwdpm.com. If you would like to meet with one of our community managers, please contact our office to set-up an appointment.

RULES & REGULATIONS for Pleasant Hill Lakes have been established by the Board of Directors to protect property values and desirability of this neighborhood. Failure to follow the Rules & Regulations, as well as the Declaration of CC&R's and By-Laws, are enforceable and can lead to monetary penalties and denial of use of the facilities. A complete copy of the Pleasant Hill Lakes Rules & Regulations is available on the Pleasant Hill Lakes website at www.pleasanthilllakes.com.

RECREATIONAL FACILITIES are for the use of owners, residents and their accompanied guests.

RECYCLING/YARD WASTE PICK-UP: Tuesday

GARBAGE/BULK ITEMS PICK-UP: Wednesday

If you have questions about the schedule for your neighborhood, contact Osceola County Solid Waste at 407-742-7750.

Please remember that trash, recyclables, and yard waste containers may be placed curbside at sunset on the evening before collection and must be stored out-of-sight by dawn the day following pickup.

Below please find the public schools that you are zoned for within the community:

ELEMENTARY SCHOOL: Bellalago Charter Academy

MIDDLE SCHOOL: Bellalago Charter Academy

HIGH SCHOOL: Liberty High School

A COMMUNITY PORTAL is available for all members of the Association through TOPS [ONE]. The community portal will provide you with access to your community's governing documents and your account balance and history. You may also submit maintenance requests and Architectural Review Change applications as well as perform several other convenient functions to keep you in touch with our office and your community. We will send a notification to you via email to join the TOPS [ONE] portal so you may gain access to this service. If you do not believe the Association has an email address on file for your account or if you do not receive an email to join the portal within the next couple of weeks, please contact our office to provide us with your email address and we will add this information to your account so we may provide you with access to the on-line portal. You may also use the attached new owner contact form to provide us with your email address and phone number.

If this leaves you with any unanswered questions, just e-mail us at info@dwdpm.com and we will be delighted to find an answer for you or you can visit the Pleasant Hill Lakes website at www.pleasanthilllakes.com. I hope this information helps and I look forward to working with the residents and Board of Directors of your neighborhood.

Sincerely,

William C. Webb, LCAM

Community Manager
DWD Professional Management, LLC
9419 Tradeport Drive
Orlando, FL 32827
info@dwdpm.com
www.dwdpm.com

Note: This Welcome letter is intended to be an overview of the Pleasant Hill Lakes Homeowners' Association, Inc., and not a substitution for the Declaration of CC&R's, By-Laws or Rules & Regulations of the Association. In all cases, the Governing Documents of the Association shall prevail.