

# Newsletter

**January, February & March**



## **REMINDER**

All residents must be board approved, this includes tenants and owners. If you have not done so, please contact the office. Failure to receive board approval is a violation of Condo Docs

## **Owner Responsibility**

All owners are responsible to make sure the COA has update homeowners' policy info, lease info, contact info, and renter's insurance info.

## **Office Information**

Tel: (813)-409-3813  
Fax: (813)-409-2086  
info@jpowellenterprises.com  
ParkLakesCOA.com

208 Lake Parsons Green  
Brandon FL, 33511

\*By Appointment\*

Mon to Thurs: 10am –5pm

## **AppFolio ACCESS Links**

### **Owners:**

[powellenterprises.appfolio.co/connect](http://powellenterprises.appfolio.co/connect)

### **Management Companies or Realtors:**

[jpowellenterprises.appfolio.com/portal](http://jpowellenterprises.appfolio.com/portal)

## **SLOW DOWN**

Please be advised that driving over 10 miles per hour violates our community statutes. Let's work together to avoid accidents by staying alert for children walking or biking, elderly residents, or residents foot, or individuals walking their pets. Our surveillance cameras capture license plates, and violators will be reported to the authorities. Thank you for helping us keep our community safe!

## **Atlas Pest Control:**

Atlas Pest Control comes each Monday. If you need pest control service, please submit a maintenance request or contact the office. Make sure we have keys to your unit if you will **NOT** be home during the day on the Monday service is requested. All requests for Monday service need to be submitted by Thursday of the prior week.

## **Trash/Dumpster:**

Do not leave trash at your front door. Do not discard furniture, appliances, or other items at the dumpster. It is a violation and a fine will be issued.

## **Tennis & Pickle-Ball Rules:**

The rules for the tennis and pickle-ball court are in effect. **Surveillance is enforced and any violations will be assessed.** Any vandalism or destruction will be prosecuted to the fullest extent of the law. The court is **NOT** designed for other sports (soccer, basketball, skating, etc.)

## **Common Areas:**

Planting seasonal plants, bushes, or decorative items in the common areas is a violation of the rules/regulations of the community. Please remove items to avoid our maintenance staff from having to remove it and a violation notice.

## **NES Water Billing:**

You should receive your water bills via email unless you opted for paper billing. **If you are an owner with a renter, please make sure you are updating NES with new tenant information if the tenant is paying the water bill.** Water bills are due on the 10th of each month. \$15 late fees will be added to late bills. Upon move-out, the tenant/owner must obtain a water bill through the date of move-out in order to collect the correct amount.

Please contact NES with any questions or to pay your bill at (800)-488-1748. [www.submeter.com](http://www.submeter.com) | (877)-884-5729

## Rules & Regulations

### Patios & Lanais

Apart from being an eyesore, it is against this COA's rules and regulations to use patios and lanais for storage or laundry. Please be sure that these areas are being kept neat and orderly and that you are not encroaching on common areas or your neighbors' areas. **Items left in common areas and or under the stairs will be disposed of, Per the Hillsborough County Fire Marshall this is a code violation.** Fines will be issued to those that do not comply with policies.

### Package Delivery Responsibility

Amazon packages and other deliveries left at the doors are the resident's responsibility. The association is not responsible for the security of packages.

### Insurance

All owners please be sure the office has your current HO6 Policy on file and all tenants have submitted current renter's insurance policy to the association. Insurance section add Current COI (certificate of insurance) for Park Lake with wind mitigation reports have been updated on the community website [www.parklakescoa.com](http://www.parklakescoa.com)

### PLEASE PICK UP AFTER PETS!

Please be sure you are picking up after your pets. Everyone's cooperation is required to keep our grounds clean of pet waste. Pet owners are required to have pets on a leash and under control while outside. Pet owners are responsible to keep updated pet vaccination records, pet insurance & pet picture on file with the COA office. Hillsborough County has a Leash Law, be sure your pet is registered with Hillsborough County. Thank you for your cooperation!

**NOTE:** Tenants and homeowners please provide updated ESA pet certificates if it's been more than a year since the last one was provided.



### Parking Decals & Towing Restriction Laws

Please be sure that you have returned the Towing Guideline/Violations to the office and that we have an updated vehicle registration for each vehicle. If you do not have a parking permit in your vehicle window, please be sure to get one from the office before July 1 as we will begin monitoring. All guests that are staying for more than one night will need a temporary parking permit to display in the window. You or your guest will be towed automatically for backing into a parking space, parking in a handicapped space without the proper tag, and/or double parking (taking up two parking spaces). **Also, a reminder that no commercial vehicles, trailers or motorcycles may be parked on the property overnight. You will be towed.** It is a violation of the association to do repairs on vehicles in the parking lot.

**Smoking inside your condo is not advisable. People with respiratory issues can be adversely affected by smoke traveling through the ventilation system and invading the air in their homes.**

**Also please do not smoke next to any other residents' lanais or outdoor space. Be considerate!**

**Tenants – Smoking Is PROHIBITED in Units or Lanais**

**Owners – Please Do NOT Smoke Inside UNITS**

## IMPORTANT DATES REMEMBER

**Valentine's Day:** February 14, 2025 – Plan a romantic evening or a fun outing with friends.

**Daylight Saving Time Begins:** March 9, 2025 – Don't forget to set your clocks forward!

## ZESTY LEMON GARLIC PASTANON



- 8 oz spaghetti
- 3 cloves garlic (minced)
- 1 lemon (zested and juiced)
- 3 tbsp olive oil
- 1/4 cup grated Parmesan cheese
- Salt and pepper to taste

### Instructions

1. Cook spaghetti according to package instructions. Drain and set aside.
2. Heat olive oil in a pan, sauté garlic until fragrant.
3. Add lemon juice, zest, and spaghetti. Toss well.
4. Season with salt, pepper, and Parmesan. Serve warm!

## SPRING CLEANING TIPS FOR RESIDENTS

- Clean patio and lanai areas to prepare for warmer weather.
- Schedule HVAC maintenance early to avoid peak service times.
- Declutter your storage spaces and consider donating items you no longer need.

## STRAWBERRY LEMONADE

### Ingredients

- 2 cups fresh Florida strawberries, hulled and sliced
- 1 cup fresh-squeezed lemon juice (about 4–5 lemons)
- 1/2 cup sugar (adjust to taste)
- 4 cups cold water
- Ice cubes and mint for garnish



### Instructions

- Blend strawberries and sugar into a puree.
- Mix the puree with lemon juice and water in a pitcher.
- Chill and serve over ice. Garnish with fresh mint for a refreshing touch.

## ROAST CHICKEN WITH TOMATOES, LEMONS, AND SALSA VERDE

### Florida Strawberry Festival

- **Dates:** February 27 – March 9, 2025
- **Location:** Plant City, FL (just a short drive from Tampa!)
- Celebrate Florida's strawberry season with live music, delicious food, rides, and family-friendly activities. Don't miss out on strawberry shortcake and local produce!

### Gasparilla Distance Classic

- **Dates:** February 22–23, 2025
- **Location:** Bayshore Blvd, Tampa, FL
- Join the fun at Tampa's iconic running event with options for every fitness level, from 5K races to half-marathons. Enjoy a scenic course and post-race festivities.

### Spring Plant Festival

- **Dates:** March 16–17, 2025
- **Location:** University of South Florida Botanical Gardens, Tampa, FL
- Browse local plants, learn gardening tips, and shop from local vendors for everything you need to spruce up your garden for spring.





## Attention Residents: Please Do Not Feed the Ducks or Other Wildlife

Feeding wildlife may seem harmless, but it poses serious risks to our community. Feeding ducks and other animals attracts alligators to our banks, creating a dangerous situation for residents and their pets. Additionally, duck waste on sidewalks creates unsanitary conditions.

Thank you for helping us keep our community safe and clean.

## Alligator Nuisance Hotline

If an alligator is spotted, contact the Alligator Nuisance Hotline at 866-392-4286. Please note that the Alligator Nuisance Office must assign a trapper and issue a trapping permit number before any removal can occur. The process may take some time, so please exercise caution near the water's edge.

## DO NOT FEED THE ALLIGATORS!

Florida law prohibits the feeding of alligators.

Feeding alligators is punishable by up to a

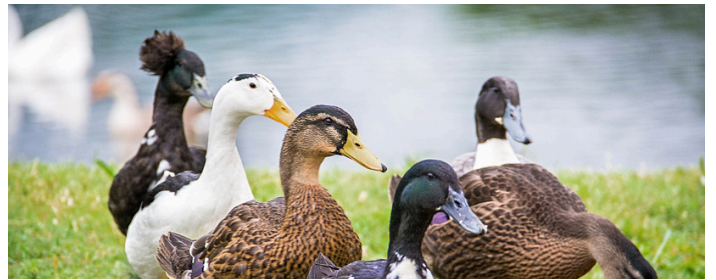
\$500.00 fine and 60 days in jail! Florida statute

372.667 states, "No person shall intentionally

feed, or entice with feed, any wild American

alligator (*Alligator mississippiensis*) or

American crocodile (*Crocodylus acutus*)."



## NON-EMERGENCY PHONE NUMBERS

Non-Emergency Line HCSO  
**(813) 247-8000**

Report Unwanted Solicitors  
**(813) 247-8000**

Non-Emergency Fire & Ambulance  
**(813) 272-6600**

Poison Control Center  
**(813) 844-4444**

Suicide & Crisis Center  
**221**

Narcotics Tip Line  
**(813) 318-5441**

