

Newsletter

November & December



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

Management Companies or Realtors:

jpowellenterprises.appfolio.com/portal

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 | (877)-884-5729

Black Friday Deals:

Costco - Offers discounts on Apple products, smart home items, TVs, and more, from November 18 through December 2

Busch Gardens - Local deals up to 65% off tickets, passes, and memberships

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

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

TAMPA CITY BALLET

The Nutcracker

Day: Saturday Dec 07, 2024

Time: 6:00 PM

Location: USF Theatre 1, Tampa, FL

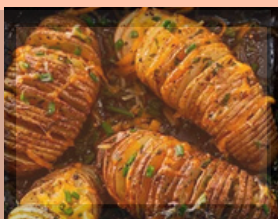
Join audiences from all walks of life in the Tampa Bay Area for this festive celebration, where Tampa City Ballet showcases its commitment to making a positive impact through dance, music, and high-quality arts education.

Don't miss this captivating performance that brings the community together in the spirit of the season!

Tampa City Ballet; 813-558-0800;
info@tampacityballet.org



CHEESE & HERB POTATO FANS



- 1/2 cup butter, melted
- 2 teaspoons salt
- 1/2 teaspoon pepper
- 2/3 cup shredded cheddar cheese
- 1/3 cup shredded Parmesan cheese
- 2 tablespoons each minced fresh chives, sage and thyme

Instructions

- Preheat oven to 425°. With a sharp knife, cut each potato crosswise into 1/8-in. slices, leaving slices attached at the bottom; fan potatoes slightly and place in a greased 13x9-in. baking dish. In a small bowl, mix butter, salt and pepper; drizzle over potatoes

INCREDIBLE EGG NOG

Ingredients

- 6 large egg yolks
- 1/2 cup granulated sugar
- 1 cup heavy whipping cream
- 2 cups milk
- 1/2 teaspoon ground nutmeg
- pinch of salt
- 1/4 teaspoon vanilla extract
- ground cinnamon , for topping

Instructions

- Heat milk with spices.
- Whisk into egg yolks and sugar.
- Cook until thick
- Strain
- Cool
- Add cream
- Vanilla
- Chill



ROAST CHICKEN WITH TOMATOES, LEMONS, AND SALSA VERDE

Chicken:

- 1 whole chicken, backbone removed
- Olive oil
- Kosher salt & black pepper
- 1 garlic head, halved
- 1 lemon, thinly sliced
- 1 pint cherry tomatoes

Cilantro Salsa Verde:

- 1 bunch cilantro, stems included
- 1/2 bunch parsley, stems included
- 1/2 tsp chili powder
- 2 garlic cloves
- 2 tbsp white wine (or rice) vinegar
- 1/3 cup olive oil
- Salt & pepper to taste

Instructions:

- Preheat oven to 450°F.
- Place chicken, skin up, in a pan with tomatoes, garlic, and lemon. Drizzle with olive oil, salt, and pepper.
- Roast 45 minutes, then rest under foil for 30 minutes.
- Blend salsa verde ingredients, adding olive oil if needed.
- Rewarm chicken for 5 minutes, cut into 4 pieces, and serve with salsa verde.





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

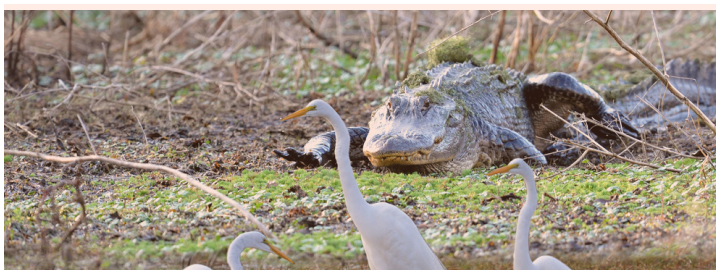
\$500.00 fine and 60 days in jail! Florida statute

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

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

Poison Control Center
(813) 844-4444

Suicide & Crisis Center
221

Narcotics Tip Line
(813) 318-5441