

SOMETHING TO DO:

Novemberfest 2023 Nov. 16th – 19th – Have a great time at this years Novemberfest with family and friends! Enjoy fun games, rides, and food! Free admission, see the link below for more details.

More info: [Novemberfest 2023 Information](#)

Address: Nativity Catholic Church - Novemberfest Field
705 E Brandon Blvd Brandon, FL 33511

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

New Tennis & Pickle-Ball Rules:

The new rules for the tennis and pickle-ball court are now 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.)

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

Water billing with NES for all units is well underway. You should be receiving 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



Happy Thanksgiving!

November 2023

• 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. It is also the owner's responsibility to make sure each unit has charged and tagged fire extinguisher in each unit.

• 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

• AppFolio ACCESS Links •

Tenants & Homeowners

jpowellenterprises.appfolio.com/connect

Owners

jpowellenterprises.appfolio.com/portal

This link is for units Managed by Management Companies or Realtors

• 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



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.

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 issued a warning and then towed.** It is a violation of the association to do repairs on vehicles in the parking lot.

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.

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!

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

Fun Reads

Click here: ["For a More Creative Brain Follow These 5 Steps"](#)



Something To Make!

Fresh Pumpkin Pie

Experience the true essence of fall with this delightful Pumpkin Pie made from fresh pumpkin. This homemade classic will have your taste buds dancing with its perfect blend of spices and creamy texture.

View for steps: [Fresh Pumpkin Pie](#)


How to Unclog a Toilet With a Plunger



- 1 Make sure there is standing water in the toilet bowl
- 2 Angle the plunger over the hole
- 3 Work the handle down and back up
- 4 Flush

the spruce

Making a Hurricane Emergency Kit



Plenty of water



Nonperishable food




First-aid kit



Phone charger



Important documents

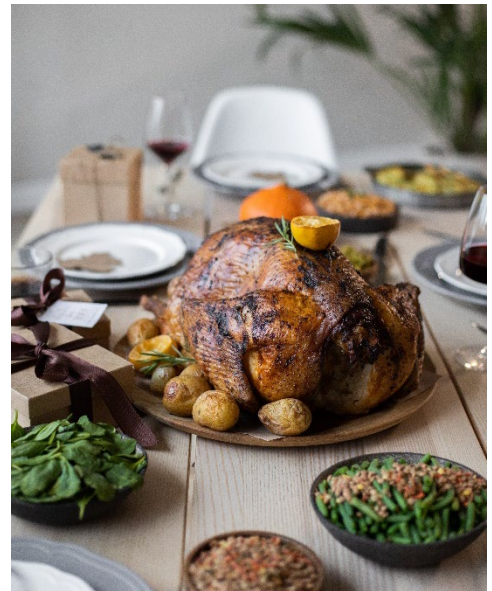


Emergency phone numbers



Battery- powered flashlight/radio

 Constellation



FIGHT HOLIDAY FOG!

(Fats, Oil, Grease)

Do **NOT** flush pans of **Fats, Oil, or Grease** down your sink! When these substances cool down, they get sticky and will stick to the pipe walls. This builds up causes your sink to clog and lead to costly repairs.

Instead, when cooled, put them in a clear plastic container and drop them off at your local *Cooking Oil Recycling Effort* station.

Find your closest station at HCFLGOV.net/CORE or call (813) 272-5977

Owners - Please Do Not Smoke Inside Units

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