

SOMETHING TO DO:

Saturday, May 13 @11am-5pm - Come out and have an amazing time with amazing Mother's on Mother's Day. We will have food and prizes. Unlimited mimosas and an open bar with the purchase of a ticket. Fine dining with great MUSIC!

More info at: Get tickets on Eventbrite.com. Search "Mothers Day Brunch"

Address: Rose Heights Elks Lodge 1026 Texas Avenue Lakeland, FL 33805

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 won't be home during the day on the Monday service is requested. All requests for Monday service need to be in the Thursday prior.

New Towing Company:

Our new towing company is Auto Pros & Recovery. Please see the new signs for towing regulations throughout the community. These regulations are also posted on our website, please visit parklakescoa.com

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 intent of the law.

NOT PERMITTED TO PLANT YOUR OWN LANDSCAPE. This is will **NOT** be tolerated in this community. Actions that go against this policy will result in removal of plants.

Something to Make!

3-Ingredient Teriyaki Chicken | Yield: 4 servings

- 2 lb boneless, skinless chicken thighs, cubed
- 1 cup soy sauce
- ½ cup brown sugar

View for steps:

<https://tasty.co/recipe/3-ingredient-teriyaki-chicken>

NES Water Billing

Water billing with NES for all units is well under way. 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 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.

Please contact NES with any questions or to pay your bill at (800)-488-1748.

www.submeter.com | (877)-884-5729



HAPPY MOTHER'S DAY!

May 2023

• 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 will result in a fine

• 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.

• 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

Fri to Sun: CLOSED

“Answer Only 8 Questions And You’ll Finally Have Your Answer On Where You Should Study Abroad”

Have you ever thought about studying abroad but you don’t know where? Here’s a fun quiz you can take to find out!

Take the Quiz Here!:

<https://www.buzzfeed.com/ojbartman/where-to-study-abroad?origin=web-hf>



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

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 are not encroaching on common areas or your neighbors’ area. **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 to polices.

Parking Decals & Towing Restriction Laws

Please, make sure your vehicle registration is up to date! Just a reminder that you need to have your parking decal displayed in the driver’s side front or back windshield. The office also needs your up-to-date vehicle registration to match the parking decal number. If you have a visitor staying with you for more than one night, please reach out to the office to get a temporary parking decal they can display in their window, so the vehicle is not towed. You or your guests will be towed automatically for backing into a parking space, parking in a handicapped space without the proper tag and double parking (taking up two parking spaces). Also, a reminder that no commercial vehicles may be parked overnight as well as trailers or motorcycles. You need to have your license plate tag up to date and cannot have an

Maintenance Tips!

Please be sure that you are changing your Air Conditioning filter **every month**. This will help ensure that your AC is running efficiently. Please be sure to do so even when the filter appears to look okay. It is also recommended to keep your AC set between 68-74 degrees to control humidity and prevent mold.

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. Thank you for your cooperation!

Condo Appliance No No’s:

Toilets:

- Tampons
- Dental Floss
- Baby Wipes/ “Flushable” Wipes
- Cotton Balls & Q-Tips
- Hair
- Food & Cooking Grease
- Paper Towels

Garbage Disposals/Drains:

- Grease, Oil, Fat
- Non-Food Items
- Pasta, Beans, Potatoes, Rice
- Egg Shells
- Fibrous Foods (like Celery, Lettuce, Potato Peels, etc.)

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