

# Newsletter

April, May & June



## 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

**Slow down. Protect our community. 11 MPH max.  
Children / Residents crossing. Cameras in effect.**

## Pet Certificates

Tenants and homeowners, please provide updated ESA documentation for any ESA-designated pets, along with current vaccination records. If it's been more than a year since your last ESA certificate was submitted, an updated document is required.

## 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!

## Parking Guidelines

To ensure safety and maintain visibility in our parking areas, we kindly ask that vehicles not be backed into parking spots. Additionally, motorcycles should not be parked in the breezeway, as this area needs to remain clear for pedestrian use. Your cooperation helps keep our community safe and accessible for everyone.

## Parking Permits

If you do not have a parking permit in your vehicle window, please be sure to get one from the office.

## Guest Permits

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.

## Important Reminders

### Keep Your Air Fresh and Systems Efficient

#### Why It Matters:

Regular filter replacement prevents dust buildup, reduces strain on your HVAC system, and keeps indoor air quality healthy. A clean filter helps lower energy bills and prolongs the lifespan of your AC unit.

#### What To Do:

Replace your AC filter every month.

Use the correct size for your unit.

Turn off your system before changing the filter.

Follow the airflow arrow on the filter frame when installing.

Set a monthly phone or calendar reminder to stay consistent.

**Tip:** If you have pets or allergies, check your filter twice a month for buildup.



### Community Events

#### Line Dancing Lessons

Grab your boots and join us Keel Farms for FREE line dancing lessons on Thursday from 7 - 9 PM - [Learn more here](#)

#### Armature Works Boat Show

May 1st-3rd, 2026

Set along the Hillsborough River, the Armature Works Boat Show brings Tampa's boating community together for a three-day, family-friendly waterfront event [Learn more here](#)



### Community Cleanliness

#### Shared Space Etiquette:

Keeping our common areas clean and organized benefits everyone. Please help maintain a welcoming environment by following these guidelines:

- Remove personal belongings from breezeways and stairwells daily.
- Keep laundry rooms, mail areas, and patios clutter-free.
- Break down boxes and dispose of waste properly in designated areas.
- Avoid leaving trash bags outside doors or by dumpsters.
- Remember: Fire code prohibits storing items under stairs or near exits.

#### Tampa FL Scavenger Hunt : Blue Bay &

Explore Downtown Tampa with a fun, app-guided scavenger hunt through parks, landmarks, and hidden gems. - [Learn more here](#)



**Today's small financial decisions shape tomorrow's opportunities. Invest in habits, not hype, and give your money time to work.**



## Rules & Regulations

### 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

### Insurance Reminder

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)

### Patios & Lanais

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

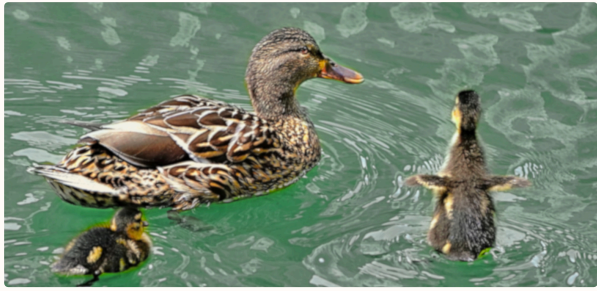
Amazon packages and other deliveries left at the doors are the resident's responsibility. The association is not responsible for the security of packages.

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

**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!**



### **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.

### **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**

### **DON'T 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*)."

### **ALLIGATOR NUISANCE HOTLINE**

If an alligator is spotted, call 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.



### **REMEMBER TO UPKEEP**

- Inspect caulking around sinks, tubs, and windows – reseal if cracked to prevent water intrusion.
- Lubricate locks and sliding doors to prevent corrosion from salty coastal air.
- Use pest deterrents (boric acid, ant traps) proactively – bugs love Florida summers.
- Keep blinds or curtains closed during peak sun hours to lower indoor heat and cut cooling costs
- Wipe down balcony railings & outdoor furniture weekly to remove grime buildup and pollen.