



HELLO
September
GOODBYE AUGUST

SOMETHING TO DO

Until September 11th - **Storyland Exhibit at Glazer's Children Museum**

Beloved children's books will come alive in Storyland: A Trip Through Childhood Favorites at the Glazer Children's Museum. Storyland transforms beloved and award-winning children's books into three-dimensional play and bi-lingual (English and Spanish) learning environments.

More info at: <https://glazermuseum.org/storyland/>

Tuesday, September 6th - **Children's Board Free Tuesday**

The Children's Board of Hillsborough County proudly presents Free Tuesdays held on the first Tuesday of every month, with Free Museum admission from 10am-5pm.

More info at: <https://glazermuseum.org/freetuesdays/>

Wednesday, September 7th - **Museum Minis | All 5 senses!**

Presented by the Museum of Fine Arts in St. Petersburg. Museum Minis invites children ages 2 to 5 years old and their favorite grownups to join us in the galleries for stories, games, songs, and art. From shapes to colors and artists to animals, there is always something fun to discover. Join us for Museum Minis on the first Wednesday of every month.

More info at: <https://mfastpete.org/event/museum-minis-5/>

SOMETHING TO MAKE

Slow-Cooker Chicken Piccata

- 4 boneless, skinless chicken breasts
- 3 shallots, sliced
- 3 cloves garlic, minced
- 3 cups chicken broth
- ½ cup fresh lemon juice
- 1 lemon, sliced
- ¼ cup capers
- 2 tbsp unsalted butter
- 6 oz cooked linguine
- 2 tbsp fresh parsley

1) Place the chicken breasts, shallots, and garlic into your slow cooker.

2) Top with 3 cups chicken broth, lemon juice, capers, and lemon slices.

3) Dot the surface with 2 tbsp unsalted butter, season with salt and pepper.

4) Cook on low for 5 hours.

5) Place 1 chicken breast on top of a portion of cooked linguine. Ladle ½ cup of the broth over the chicken and pasta, and garnish with 2 tbsp fresh parsley.

Recipe from: [PureWow.com](https://www.purewow.com)

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

Fall begins! September 22, 2022

• 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



ECHO of Brandon Food Pantry
 (813)-685-0935 | echofl.org
 507 N Parsons Ave, Brandon, FL 33510

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.

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 inoperable vehicle (flat tire or on jack stands or not running).

You will be issued a warning and then towed.

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.

Courtesy Service Pest Control

Atlas Pest Control comes each Monday. If you need pest control service, please submit a maintenance request. Make sure we have keys to your unit if you won't be home during the day on Monday. All requests for Monday service need to be received by 5pm the Friday prior to ensure you get added to the list.

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
- Cotton Balls & Q-Tips
- Hair
- Cooking Grease
- Food
- Paper Towels

GARBAGE DISPOSALS

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

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!