

# Plantation Lakes Newsletter

Spring, 2017

## YTD 2017 Financials:

### Income:

Condo Fees:	\$45,426.00
Prepays	3,717.00
Other Income	<u>\$ 1,038.00</u>
<b>Total Income:</b>	\$50,181.00

### Expenses:

Building Cleaning	\$ 1,600.00
Grounds Maint	\$ 279.00
Plumbing	\$ 4,191.00
Maint Fees	\$ 4,000.00
Pool Service	\$ 845.00
Salting/Snow	\$ 9,113.33
Security	\$ 3,376.00
Doors/Windows	\$ 94.00
Insurance	\$11,514.00
Electric/Lights	\$ 486.22
Water/Sewer	\$ 4,031.06
Trash	\$ 706.65
Electric	\$ 2,703.37
Advertising	\$ 144.00
Monthly MMKT	\$ 4,688.85
Accounting	\$ 485.00
Legal	\$ 4,291.00
<b>Total Expenses:</b>	\$52,548.48

**Net Income:** \$ -2,367.48

## Web Page:

One of our residents has volunteered to do a web page for us. THANK YOU, THANK YOU! The web page includes:

- 2016 Rules and Regulations
- PLCUOA By-laws
- Wait list process
- Wait list form
- Contact information
- Newsletters
- Trash day information

This will give all Plantation Lakes residents easy access to any information needed. **CHECK it out –** [www.plantationlakescondosclub.com](http://www.plantationlakescondosclub.com). Sign up for community updates.

## New Owner Residents:

Welcome to our community which you are now a part of. We strive to maintain a clean, quiet, safe community. If you have not received the Rules and Regulation Handbook, please contact Matt Kennedy at the Bray Company (our management company) via e-mail at: [mkennedy@brayco.org](mailto:mkennedy@brayco.org) or access them at [www.plantationlakescondosclub.com](http://www.plantationlakescondosclub.com).

## Leasing/Rentals/Transient Uses of Units:

### **Rules and Regulations Handbook, Pg 5 VIII.**

“No additional investment units or units used as rental are permitted in Plantation Lakes Condominium Association. A unit used for rental as of February 8, 2016 may continue to be used for rental until it is sold. When sold, it must be sold as an Owner Occupied unit.”

**Violations of the above rule may result in legal action, e.g., eviction, an injunction, etc.**

### **Declaration of Condominium Ownership.**

#### **§14 B: Hotel and Transient Uses:**

“No Unit or any part thereof shall be rented or used for transient or hotel purposes (which shall be defined as rental for any period less than 30 consecutive days) or for any rental in connection with which the occupants of the Unit are provided customary hotel services, such as room service for food and beverages, maid services, the furnishing of laundry and linen, busboy service or similar services.”

**Unfortunately, violations of these and/or any other rules COST your association in legal fees. Please be sure you know and follow your Association rules so that condo fees do not have to be increased in the future to pay for the legal costs involved to fight any violation.**

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## Outside Water Leaks:

Water leaks seem to be an ongoing concern for us. Unfortunately, our water lines are getting on in age. These leaks are a **big** expense but are being taken care of as they happen. Our current leak at the beginning of Petzinger is costing the community \$18,000. Your fees at work!

## Dumpster:

Again, this May, we will have a large dumpster at the shed area for your convenience. Plan to clean out your garage or attic and utilize the dumpster to get rid of unwanted items. Tires or refrigerated items should not be dumped there.

## Other Community Concerns:

### Ref. Rules & Regulations Handbook

#### A. Pets:

- Pet owners are required to abide by the laws and local ordinances with respect to licensing, current vaccinations, care for and **controlling** pets.
- Pet owners are responsible for promptly **cleaning up** after their animals and disposing of animal waste appropriately.
- Must be on a hand held leash or tethered and **attended to at all times** while outside the unit.
- Unit owners are solely and exclusively **responsible for the actions of their pet(s)** or the pet of anyone residing in or visiting their unit, including damage or injury to property or another person.
- No pet(s) shall be tethered or staked outside in the Common Elements or Limited Common Elements unless the Resident or Unit Owner is immediately present, the tether is to be no longer than the length from the front door to any common sidewalk. In other words, Unit Owners or Residents may not remain inside the Unit if their pet is tethered outside.
- Excessive barking will not be tolerated.

#### B. Storage:

- All toys, bicycles, recreation equipment furniture, lawn hoses, sprinkles etc. must be removed from the Common elements during landscape maintenance activities.

#### C. Sales and Commercial Activity:

- Commercial activity is prohibited from being conducted within the Units or the Common Elements. Thus, no yard, estate, or garage sales or auctions are permitted on the condominium property. The Association may conduct an optional garage sale that is open to the entire community; however, no sale other than this community-wide event is permitted.

### 2017 Trash Collection Schedule:

Collection Color	Memorial Day 5/29/17	Independence Day 07/04/17	Labor Day 09/04/17
<b>Pink</b>	<b>Wednesday</b>	<b>Thurs</b>	<b>Friday</b>

**The full schedule can be found on the City of Columbus web site on your smart phone.**

**Collection days are NOT affected by Good Friday or Veterans Day.**

You may also arrange for new cans by calling **311 or 614-645-3111** and giving them your address and the number on the trash can. Residents are required to have trash cans with lids.

**Bray Management** can be contacted by calling (614) 839-3900 extension 25 and leaving a message for Matt Kennedy or by emailing him at: [mkennedy@brayco.org](mailto:mkennedy@brayco.org).