

Plantation Lakes Newsletter

Spring 2018

Where your condo fees go:

Income (monthly):

\$115 x 200 units = \$23,000

Expenses (approximate monthly):

Management Fee	\$2,000
Security	\$1,200
Insurance	\$5,800
Electricity	\$1,500
MMKT	\$2,300
Pool	\$1,200
Lawn Care	\$2,600
Snow Removal	\$2,500
Water/Sewer	\$1,000
Legal	<u>\$1,000</u>
TOTAL	\$21,100

IF everyone pays their fees in a timely manner, we are left with approximately \$3,000/month to cover all other incidental items, i.e., trash removal, roof repair, garage door replacement/repair, water leak repair, grounds upkeep, pool upkeep, etc.

Delinquent Accounts Update:

Total delinquent amount is now \$22,758.27. This includes foreclosures/payment plans in process of \$14,023.27.

Thanks to all for payment of condo dues in a timely manner.

Trash Pickup:

- **Refuse pickup day will be Monday until after May 28th, 2018 (Memorial Day). Then it will move to Tuesday**
- **Reminder – All trash/recycle bins must be returned to the garage by the end of the pick-up day. Fines**

- **will be issued for failure to abide by this rule.**
- **Bulk pickup number is 614/245-3111 or 311**
- **The cost of bulk trash that has to be removed by the Association will be charged back to the owner leaving it out. If you are a renter that means your landlord will get the bill.**

Replacement of Outside Electric Panels:

Replacement of the outside electric panels on all remaining buildings will be completed this summer. Work will probably start in June and continue through September. The cost for this update will be approximately \$3,000/panel. You will be notified of the work ahead of time.

P3 Tips Application:

Thanks to those using the “P3 Tips” line which allows you to share detailed suspect information with law enforcement. This will allow yourselves and family to enjoy the community of Plantation Lakes much more!

Again, if you have a smart phone, download the free app from the app store. You can send information by the type of crime you are witnessing, e.g., **drugs** - perhaps several times a day (and sometimes even at night), there will be a new visitor who only stays for a couple minutes, then leaves or there are multiple cars that never leave the premises. A drug operation can require a regular influx of supplies. And if they're savvy businesspeople in addition to being dealers, those outgoing deliveries might be a drug delivery headed out of town); **home invasion**; **soliciting** [different men or women coming and going regularly throughout the day and night]; theft of vehicle to name a few. So please, download the app to your smartphone and be a part of the solution to keep Plantation Lakes a better place to call home!

Plantation Lakes Newsletter

Spring 2018

Rules and Regulations of the Complex (Refer to Rules and Regulations Handbook):

Sales & Commercial Activity (I.1 pg. 9)

1.1 Commercial activity is prohibited from being conducted within or from the Units or the Common elements. This means that no one can use the condo or the garage as a place of business nor can it be anyone's business address.

Parking (I.9 pg. 6)

10. Inoperable vehicles (vehicles with flat tires, expired license plates or other vehicles incapable of movement under its own power, etc.) or vehicles that appear to be abandoned, which are parked on the common elements or limited common elements for more than 48 consecutive hours may be towed off the premises at the vehicle owner's expense without warning. With the exception of short-term emergency work (flat tires, battery change, etc.) no repair work on unit owner or renter's vehicles is permitted on vehicles in the limited common elements (garage) or common elements. In addition, there are signs posted at the entrance of each street stating that **parallel parking is NOT PERMITTED!** Any vehicle found violating this will be towed at the owner's expense. As of April 4, 2019, per the REMINDER NOTICE put out, anyone parking behind a garage not his own will be towed.

Pets (F. pgs. 8 & 9)

1. Unit Owners are required to abide by the laws and local ordinances with respect to licensing, current vaccinations, care for and controlling pets.
2. Pet owners are responsible for promptly cleaning up after their animals and disposing of animal waste appropriately.

3. The Common Elements are for the enjoyment of all residents. These areas cannot be fully enjoyed if animal waste is left on the grounds and pets are not tethered in such a way that anyone can walk on the Association's sidewalks.
4. Pet owners may be assessed an enforcement charge for violation of these policies.
5. All pets must be on a hand-held leash or tethered and attended to at all times while outside the Unit.

Leasing/Rentals/Transient Uses of Units: (VIII pg. 5)

"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."

Web Site:

Check out our web site at:

plantationlakescondoscbus.com

You can find the latest newsletter, trashcan and recycling bin rules and sign to receive community news.

Plantation Lakes Newsletter

Spring 2018

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.