

# Plantation Lakes Newsletter

Summer, 2017

## 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.plantationlakescondosbus.com](http://www.plantationlakescondosbus.com).

## May 2017 Financials:

Income	
Condo Fees	\$ 26,064.66
Other Income	\$ 1,027.84
<b>Total Income</b>	<b>\$ 26,092.50</b>
Expenses	
Siding	\$ 380.84
Lawncare	\$ 4,306.85
Grounds Maint	\$ 400.00
Management Fee	\$ 2,000.00
Pool Services	\$ 2,743.25
Security	\$ 2,219.00
Insurance	\$ 6,497.08
Water/Sewer	\$ 4,666.08
Electric	\$ 1,722.89
Trash	\$ 1,010.21
Legal	\$ 887.50
Bank Fees	\$ 12.48
<b>Total Expenses</b>	<b>\$26,846.18</b>
<b>Net Income</b>	<b>\$ (753.68)</b>

## Pool Concerns:

Now that the pool is open and the temperatures are heating up, please be aware of some concerns:

### 1. Beverages at the pool:

Although cans of beverages are allowed in the pool area, alcoholic beverages can be a concern because of the intoxicating effect on people which could be a safety concern. If too many complaints are registered, new rules may have to be initiated regarding alcoholic beverages in the pool area. Thank you for your consideration of others by drinking responsibly.

### 2. Key Use:

- To use the pool, you **must** have a key. **DO NOT** opens the pool door to anyone who does not have a key. If a person does not have a key there is a reason. If you have lost your key, call Matt at the Bray Company to get a replacement.
- If you did not get one at the initial "give out", Call Matt at the Bray Company. He will get one to you as soon as possible.

### 3. Guests:

All pool guests must be accompanied by a unit owner resident while at the pool. No pool keys may be given to guests. (Ref. Rules and Regulations Handbook, pg. 7 , 2:4)

## Leaks/Clogged Drain Concerns:

Although our drains are aging, there are some things we can do or not do to help protect them:

1. **DO NOT** put grease down drains.
2. **DO NOT** flush sanitary items, paper towels or baby wipes down toilets.

## Community Concerns:

### A. Pets (Controlling and Cleanup):

- Pet owners are responsible for promptly **cleaning up** after their animals and disposing of animal waste appropriately.
- There are two signs on the north side of Petzinger Road with "doggie poop" bags for your convenient use in picking up your pet's waste. It is not only the healthy thing to do but also the neighborly thing to do.

### B. Storage:

- All toys, bicycles, recreation equipment, furniture, hoses, sprinkles, solar lights, etc.

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must be removed from the Common elements during landscape maintenance activities.

## **ANNUAL MEETING DATE:**

**September 17<sup>th</sup> - 2pm – more information later.**

### **C. Parking:**

- No boats, trailers, motor homes, trucks (larger than ¾ ton pickup), travel trailers or any vehicle with commercial apparatus such as ladders or commercial equipment may be parked on condominium streets overnight. Parking for these vehicles is available at the parking area on Natchez.
- Residents must park their cars in the following order of priority: (1) within their garage; or (2) on the street within the Limited Common Element in front of their garage.
- **Do not** park in front of anyone else's garage.
- **Parallel parking is not allowed** in the complex.

### **D. Trash Pickup:**

- Bulk pickup number is 614/245-3111 or 311
- The cost of trash left out not in a trash container 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.
- **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.**
- Refuse pickup day changes to **Thursday** after the 4<sup>th</sup> of July.

### **Fire Building:**

The building in which the fire occurred has been repaired and is being occupied again. This was a costly item and was a big hit on our budget. Please be aware of any fire hazards in your building. If you have concerns about anything that could be a hazard, please call the Bray Company to report them.

### **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.**

**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).