

The Pipeline

Volume 1 Issue 3

April 2007

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2007 Board of Directors

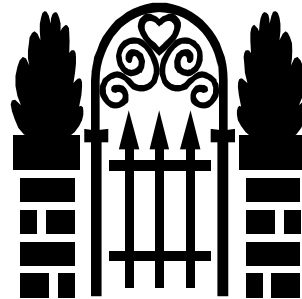
President	Norma Blanton 407 628-5179
Vice President	Stephen M. Bradley
Secretary	Angelina Brown
Asst. Secy	Barbara Rowe
Treasurer	Mickey J. Gordon
Parliamentarian	John Malapert
Director	John Morris Boswell
Director	Beverly S. Carney
Director	Cher Goerner
Director	M. Ann Morris
Director	Laura L. Smith

New Email Address

Effective April 1, 2007 Emily Isip LCAM , ,property manager can be contacted at
emilyisip@donasher.com

What is a Common Element?

Common Elements are the portion of PLTH that is jointly owned by all of the Association and includes grounds and any exterior architecture and fixtures that are not located within the boundaries of the individual unit as defined by the Governing Documents.



Board of Directors Meeting

Thursday, April 12, 2007 at 7:00 P.M.
at The First Presbyterian Church of
Maitland
341 N Orlando Ave
2nd Fl, Room 10, Maitland (Across from
Publix)

(Across from Publix)

Any Unit Owner wishing to address the Board at the next meeting should contact Emily Isip at Don Asher & Associates -407 425 4561 and ask to be placed on the agenda. The agenda will be posted at the Pool bulletin board

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The Board of Directors (BOD) Is governed by the State of Florida Condominium Act, the Declaration of Condominium, Article of Incorporation, By-Laws and Rules and Regulations.

### **Rules and Regulations Excerpts:**

#### **Waste Disposal**

Dumpsters are for light household trash only.  
No doors, mattresses, old furniture, batteries etc..

All garbage must be in securely fastened bags.  
Any large items? Residents must arrange for bulk pickup.

Only trash inside the dumpster container will be picked up.

#### **Alterations**

If the Owner wishes to make any Alterations to the outside of a unit or to interior structural elements the Board must be consulted.

Alterations must be approved by the BOD before construction. Owners must agree to maintain such alterations. City of Maitland permits are required for some changes. Guideline and approval forms for each alteration are available on the website or from management.

#### **Vehicle Parking**

Only vehicles as defined in the rules and regulation are permitted in the designated parking areas of the common elements.  
All vehicles must bear a current registration tag. Vehicles without visible current tags will be removed within 24 hours after the Resident had been notified.

Commercial vehicles belonging to or owned by PLTH residents may not be parked on common elements. (City of Mainland ordinance). Any resident may request that the city remove the commercial vehicle.

### **Neighborhood Watch**

Opportunity is missed by most people because it is dressed in overalls and looks like work. ~ Thomas Edison

The Maitland Police Department reported no incidents in the Phase 1 community for the month of March 2007.

**Maitland Police Department**  
**407 539 6262**

Be aware of suspicious people and vehicles in your neighborhood. If you see any suspicious activity call the police immediately.

#### **Maitland P.D. Information**

This information is very important. Please take the time to check it out. We could never be safe enough if we don't check out our neighbors.

**[www.FamilyWatchDog.us](http://www.FamilyWatchDog.us)**

When you visit this site you can enter your address and a map will pop up with your house as a small icon of a house. There will be red, blue and green dots surrounding your entire neighborhood. When you click on these dots a picture of a criminal will appear with his or her home address and the description of the crime he or she has committed.

The best thing is that you can show your children these pictures and see how close these people live to your home or school.

This site was developed by John Walsh from America's Most Wanted. This is another tool we can use to help us keep our kids safe.

### **PLTH Website**

Please visit the PLTH Website for the Governing Documents and applications for Alteration, Transfer of Title and Lease (including sharing a Unit). Or you may obtain a printed copy of the Governing Documents, for \$25 per copy, by calling The Management Company 407 425 4561

There is no charge for downloading documents from the Website:

<http://www.neighborhoodlink.com/maitland/parklake/>

This website also has a community calendar and links to various other sites such as the City of Maitland, FDLE, Orange County Government and The State of Florida.

### **2007 Committees**

The committee chairpersons are:

|                           |                                  |          |
|---------------------------|----------------------------------|----------|
| Building and Architecture | John Malapert                    |          |
| Financial Affairs         | Mickey Gordon                    |          |
| Grounds and Landscaping   | John Malapert                    | Internal |
| Affairs                   | Roxy Mize                        |          |
| Lakefront                 | David Cholak                     |          |
| Neighborhood Watch        | Barbara Rowe                     |          |
| Pool Committee            | Beverly Carney<br>& Vance Gordon |          |
| Newsletter                | Angelina Brown                   |          |

### **Did you know?**

Eggs will age more in one day at room temperature than in one week in the refrigerator.

The breed of hen determines the color of the shell. Breeds with white feathers and ear lobes lay white eggs; breeds with red feathers and ear lobes lay brown eggs.

‘One picture is worth a thousand words’, is not an old Chinese proverb. But - 1921 ad copy by Fred R Barnard.

### **Management Company**

PLTH, Inc. Managed by:

Don Asher & Associates, Inc.

Emily Isip, LCAM

1801 Cook Avenue

Orlando, FL 32806

Ph. 407 425 4561

Fax: 407 843 5169

Email: [emilyisip@donasher.com](mailto:emilyisip@donasher.com)

*All requests directed to the Board and/or management, must be provided in writing, via fax or e-mail*

### **Newsletter**

If you would like to contribute an item to our newsletter, The Pipeline, Please contact Angelina Brown (407 629 9401)