

November 2017

A Newsletter By and For the
HOMEOWNERS AND
RENTERS of Huntcliff Park at
Meadow Woods
Homeowners' Association
www.huntcliffpark.com

Please direct all concerns to the management company. For ARB requests, please go to the Association's website. Click on "Resident Services" then "On-line Forms." Fill out and submit the form prior to making any exterior modifications to your home.

COMMUNITY MANAGER

William Carey Webb, LCAM
info@dwdpm.com
407.251.2200 phone
800.759.1820 fax
DWD Professional
Management, LLC
1101 Miranda Lane • Suite 112
Kissimmee, FL 34741

HUNTCLIFF PARK AT MEADOW WOODS HOMEOWNERS' ASSOCIATION

Board of Directors

President

Roberto Gayo

Vice-President

Michael Williams

Treasurer/Secretary

Maria Chambard

Huntcliff Park

At Meadow Woods

From Our Management Company

Submitted by 
Carey Webb,
DWD Professional
Management

Assessments 2018 - New Coupon Booklets

The coupon booklets for the 2018 Assessments should arrive this month if they have not done so already. Please be on the lookout for this important mailing. The coupon booklet will include your monthly coupons as well as information regarding on-line bill pay and a change of address form. Just so you are aware, the PO Box listed on the coupon is the address for the Association's bank, Center State. This address is not for DWD Professional Management. Therefore, if you need to send correspondence to DWD, please mail it to: 1101 Miranda Lane, Suite 112, Kissimmee, FL, 34741. In addition, when mailing in your payments, please make your checks payable to **Huntcliff Park at Meadow**

Woods HOA. Finally, if you do not receive your coupon booklet by mid-December, please contact our office so that we may mail you a replacement. Remember that it is your responsibility to ensure that your HOA assessments are received in a timely fashion. Your assessments are due on the 1st of each month and are considered late after the 10th. Please pay on time so that you can avoid the addition of late fees. We greatly appreciate your cooperation in this matter.

DWD Holiday Hours 2017- 2018

Please be advised that the DWD Professional Management office will be closed beginning on Friday, December 22nd at 12 PM through Monday, January 1, 2018 in observance of the Christmas and New Year holidays. Our offices will re-open on Tuesday, January 2, 2018. We hope everyone has a happy holiday season.



Please Secure Valuable Items

Please make sure your cars are locked at night, and that all valuables that do not have to be in your car are removed on a nightly basis. If you notice anyone suspicious within the community, please call the Orange County Sheriff's Department at (407) 836-4357. Thank you.

Huntcliff Park Speed Limit

It has been observed that some of the residents and many visitors are driving way too fast in the community. The posted speed limit in the community is 20 miles per hour. There are many children playing in the neighborhood. For their safety, and the safety of all residents, please keep your speed at or below the posted limit. Thank you.

Noise and Music

We know this is a holiday season where we love spending time with our friends and family but please be considerate of your neighbors. Loud music, especially after midnight, can be disturbing. You do not know if your neighbor is sick or has to wake up early in the morning to go to work. If this situation occurs, please contact the Orange County Sheriff's Department at 407-836-4357. This is not an Association matter and must be handled directly with the Police Department.

Winter Holiday Safety Tips

The American Red Cross

Beware of holiday lighting. Take care when burning candles. Be sure they are kept away from decorations or other combustible materials. Don't leave children unattended in a room with lit candles, and always keep candles, as well as matches and lighters, out of the reach of children.

Never display lighted candles in windows or near exits. Decorate only with flame-retardant or non-combustible materials.

Keep Christmas trees fresh. Choose a fresh Christmas tree and secure it in a sturdy stand. Place the tree away from heat sources and exits, and water it daily. If you purchase an artificial tree, be sure it is labeled as fire-retardant.

Designate a driver. When attending a party, always designate a non-drinking driver. If you are the host of a holiday gathering, be sure there are non-alcoholic beverages available for guests who are driving.

Buckle up. During the holiday months, people travel more than ever. Wearing a seat belt is the easiest and best way to prevent injury in a motor vehicle collision. Ensure that all passengers in your vehicle are wearing safety belts.

Enroll in a First Aid and CPR course. Although these tips can help prevent an emergency, it is also important to be prepared should an emergency situation arise. To enroll in a first aid or CPR course, contact your local Red Cross. www.redcross.org

Happy Holiday Check List

- Put a holiday message on your answering machine.
- Baby-sit for a friend so he/she can go holiday shopping.
- Help an elderly person decorate for the holidays.
- Start an ornament collection for your kids to take with them when they grow up.
- Wear bells on your sneakers.
- Wish everyone you see a Happy Holiday.
- Read holiday stories to your kids
- Do a good deed everyday. Give smiles during the holiday and year round!

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ST. CLOUD, FL 34771
PHONE: 407.892.0019
FAX: 407.957.0057
E-MAIL: FOCUSCOMPb@AOL.COM

HUNTCLIFF PARK AT MEADOW WOODS HOMEOWNERS ASSOCIATION, INC.

MAIL OR FAX FORM TO: 1101 Miranda Lane, Suite 112 Kissimmee, FL 34741

PHONE: 407-251-2200 FAX: 800-759-1820 EMAIL: info@dwdpdm.com

ARCHITECTURAL REVIEW BOARD (ARB) APPLICATION

Owner Name: _____ Tenant Name: _____

Property Address: _____

Mailing Address: _____

Phone(s) Home: _____ Work _____ Fax: _____

In Accordance with the Declaration of Covenants, Conditions and Restrictions and the Association's Rule and Regulations, Installation must conform to this approval and the Association's guidelines.

I hereby request consent to make the following changes, alteration, renovations and /or additions to my property.

- () Fence () Swimming Pool () Lawn Ornament () Screen Enclosure () Landscaping
- () Patio () Exterior Color () Lawn Replacement () Other _____

Description: _____

Attach two (2) copies of the property survey that shows the locations of the proposed change, alteration, renovation or addition.

Attach two (2) drawings of your plan(s). Attach two (2) color samples, if applicable.

NOTE: Applications submitted by fax or without two (2) copies of the survey, drawing, or color sample will be considered incomplete. If an application is incomplete, it will not be processed and will be returned to you.

I hereby understand and agree to the following conditions.

1. No work will begin until written approval is received from the Association. You have 60 days from the approval date to complete the work. If not, then you must reapply for ARB approval.
2. All work will be done expeditiously once commenced and will be done in a professional manner by a licensed contractor or myself.
3. All work will be performed timely and in a manner that will minimize interference and inconvenience to other residents.
4. I assume all liability and will be responsible for any and all damages to other lots and/or common area, which may result from performance of this work.
5. I will be responsible for the conduct of all persons, agents, contractors, subcontractors and employees who are connected with this work.
6. I am responsible for complying with all applicable federal, state and local laws, codes, regulations and requirements in connection with this work. I will obtain any necessary governmental permits and approval for the work.
7. Upon receipt DWD Professional Management, LLC will forward the ARB Application to the Association. A decision by the Association may take up to 30 days. I will be notified in writing when the application is either approved or denied.

ALL HOMEOWNERS ARE RESPONSIBLE FOR FOLLOWING THE RULES AND GUIDELINES OF THEIR ASSOCIATION WHEN MAKING ANY EXTERIOR MODIFICATIONS.

Signature of Owner(s): _____ Date: _____

DO Not Write Below This Line

This Application is hereby: () Approved () Denied
























Date: _____ Signature: _____

Comments: _____

Date Received _____ Mailed to Assoc. _____ Mailed to Owner _____

HUNTCLIFF PARK AT MEADOW WOODS
 HOMEOWNERS' ASSOCIATION
 C/O DWD Professional Management, LLC
 1101 MIRANDA LANE • SUITE 112
 KISSIMMEE, FL 34741

December 2017 & January 2018

| SUNDAY | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY |
|---|--|--|---|--|--|----------|
| | | | | | 1 | 2 |
| | | | | | Assessments Due | |
| 3 Full Moon | 4  Trash Pickup | 5 Recyclables & Yard Waste Pickup  | 6 | 7  Pearl Harbor Remembrance Day | 8 | 9 |
| 10 Assessments Grace Period Ends | 11  Trash Pickup | 12 Recyclables & Yard Waste Pickup  | 13  Happy Hanukkah | 14 | 15 | 16 |
| 17 | 18  Trash Pickup | 19 Recyclables & Yard Waste Pickup  | 20 | 21 | 22 DWD Professional Management Closed at noon | 23 |
| 24  Twas the Night before Christmas | 25  MERRY CHRISTMAS DWD Professional Management Closed | 26 Recyclables & Yard Waste Pickup  DWD Professional Management Closed | 27 DWD Professional Management Closed | 28 DWD Professional Management Closed | 29 DWD Professional Management Closed | 30 |
| 31  New Year's | 1 January Assessments Due DWD Mgmt Closed  Trash Pickup | 2 Recyclables & Yard Waste Pickup  | 3 | 4 | 5 | 6 |
| 7 | 8  Trash Pickup | 9 Recyclables & Yard Waste Pickup  | 10 Assessments Grace Period Ends | 11 | 12 | 13 |
| 14 | 15  MLK, JR. DAY  Trash Pickup | 16 Recyclables & Yard Waste Pickup  | 17 | 18 | 19 | 20 |
| 21 | 22  Trash Pickup | 23 Recyclables & Yard Waste Pickup  | 24 | 25 | 26 | 27 |
| 28 | 29  Trash Pickup | 30 Recyclables & Yard Waste Pickup  | 31 Full Moon | | | |