

**January 2017**

A Newsletter By and For the  
HOMEOWNERS AND  
RENTERS of Huntcliff Park at  
Meadow Woods  
Homeowners' Association  
[www.huntcliffpark.com](http://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

## SunRail Project - Meadow Woods Station

The SunRail's southern expansion into the Meadow Woods area began in November of 2016, and our community is now seeing much of their progress. The Meadow Woods SunRail station will be located off of S. Orange Avenue and Fairway Woods Boulevard. The project will connect Orange and Osceola counties and it is expected that the SunRail trains will begin services on this segment of the rail in early 2018.

Below is an aerial picture showing the existing railroad tracks (marked with a dotted line). The SunRail tracks will run parallel to these existing tracks.



please contact Customer Service at the SunRail Operations and Control Center. You may reach them by email at [info@sunrail.com](mailto:info@sunrail.com), by phone at 1-855-724-5411, or visit them on the web at <http://sunrailcorp.wpengine.com/>.

## Holiday Decorations

Sadly, the holidays are now over, and it is time to remove your decorations from the outside of your home. Please remove all holiday decorations if you have not done so already. We greatly appreciate your cooperation.

## Bulk Pick Up Instructions

Under the Orange County Curbside Collection program, garbage, recycling, and yard waste are each picked up **only one time per week**.

**Per the documents of your community, we are asking that you please do not place these carts outside your home in view from the street on days when you do not have a scheduled pick-up.** Please keep them inside your garage, behind your fence, or behind your home.

In addition, if you have any large items that need to be picked up that will not fit in the new garbage bin, please contact the County to arrange pick-up. **Do not place bulk items in the street or in your driveway.** You must email or call the county at: Solid.Waste@ocfl.net (include your name, street address, contact information, and the item(s) that you want collected) or call the Solid Waste Hotline at 407-836-6601 to arrange for pickup. Large items include furniture, appliances, mattresses, automobile tires (limit 4), and rear-projection televisions. Limit large items to three cubic yards (about one small pickup truckload) per household per week.

If you have any questions or concerns regarding this garbage collection program, please contact the Orange County Solid Waste Department. You may reach them by email at [Solid.Waste@ocfl.net](mailto:Solid.Waste@ocfl.net) or by phone at 407-836-6601.

## Towing Company

Please be advised that the towing company for Huntcliff Park at Meadow Woods is **Universal Towing and Recovery**. The towing company's contact information is as follows: **Universal Towing and Recovery, 407-816-0102, 8808 Florida Rock Road, Lot 102, Orlando, FL 32824.**

If your vehicle is parked on the street at night in our community, you run the risk of your car being towed. Per the rules and regulations of our community, all vehicles must be parked in your garage or driveway at night. If a vehicle is parked on the street between the hours of 12 AM - 6 AM, it will be towed **without warning at the owner's expense**. If you are planning a special event or party, and you will have guests parked in the street during these hours, please contact the management office to make arrangements at least 24 hours in advance so we may inform the towing company.

If your vehicle or a vehicle of a guest is towed due to a violation of the parking rules and regulations, you should **contact the new towing company to resolve the situation. Do not call DWD Professional Management regarding a towing issue.** The Board has not authorized the management company to make ANY exceptions to the parking rules and regulations. If you do not follow these parking rules, you will be towed **at your own expense and will not be reimbursed for any reason.**

## Noise and Music

We know this is the 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 you have a noise complaint or concern, please contact the Orange County Sheriff's Department. This is not an Association matter and must be handled directly with the Sheriff's Department.



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PUBLISHED BY  
**FOCUS COMMUNITY PUBLICATIONS & PRINTING, INC.**  
2008 JAFFA DRIVE • UNIT H  
ST. CLOUD, FL 34771  
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**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](mailto: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

# January & February 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1  Assessments Due	2 	3 Recyclables & Yard Waste Pickup 	4	5	6	7
8	9 	10 Recyclables & Yard Waste Pickup Assessments Grace Period Ends 	11	12 Full Moon	13	14
15	16  	17 Recyclables & Yard Waste Pickup 	18	19	20 	21
22	23 	24 Recyclables & Yard Waste Pickup 	25	26	27	28
29	30 	31 Recyclables & Yard Waste Pickup 	1 February Assessments Due	2 	3 	4
5	6 	7 Recyclables & Yard Waste Pickup 	8	9	10 Full Moon Assessments Grace Period Ends	11
12	13 	14 Recyclables & Yard Waste Pickup  	15	16	17	18
19	20  	21 Recyclables & Yard Waste Pickup 	22	23	24	25
26	27 	28 Recyclables & Yard Waste Pickup  				