

June 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

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Treasurer/Secretary

Maria Chambard

Huntcliff Park

At Meadow Woods

From Our Management Company

Submitted by
Carey Webb,
DWD Professional
Management

Mosquitoes

Due to an increased concern with mosquito-borne illnesses, especially concerns regarding the Zika virus, Orange County suggests that all residents take the following measures:

1. Please remove any standing water near your home or any containers where mosquitoes may multiply.

2. When outdoors apply mosquito repellent with DEET. Also, you may want to wear long sleeves, socks and pants outdoors for extra protection.

3. Keep your doors and windows closed. If you open your windows, ensure that all windows have screens.

If you have any additional questions, please visit the Orange County website: www.ocfl.net/Zika.



Architectural Review Applications

It has come to our attention that some homeowners are not familiar with the steps of the Architectural Review process. That is quite understandable. We would like to take this opportunity to help anyone in our community better understand this process.

If you are going to make any changes to the front of your property, including landscaping changes, or if you intend to make any structural changes to your property (i.e., room additions, pools, screened enclosures, or roof replacements), then you will need to fill out the Architectural Review Committee (ARC) application.

These applications will always be available on your community's website and they are included in the monthly newsletter. Please follow the instructions on the form, and submit all of the required documents for your

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DWD Closed for Holiday

Please be advised that DWD will be closed July 03 - 04, 2017, in observance of Independence Day. Thank you for your understanding.

ARCHITECTURAL REVIEW...

CONTINUED

requested change. When you are submitting an application to the ARC remember to include:

1. Two (2) copies of the property survey that shows the locations of the proposed changed, alteration, renovation or addition.
2. Two (2) drawings of your plan(s).
3. Attach two (2) copies of color samples, if applicable.

Please note that 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.

If you have any questions, please call us at 407-251-2200, and we will be happy to assist you.

Also note that management does NOT approve or deny any of these requests. We collect the applications and then submit them to the community's Architectural Review Committee (ARC). The ARC is a group of volunteer homeowners who review the applications and approve or deny the applications based on your community's written criteria. Per Florida Statutes, this process may take up to 30 days.

As soon as the Committee makes a decision, we will mail you a letter of approval or denial. Please make sure you do not proceed with any improvements until you have heard from the Committee. I hope this helps everyone understand the Architectural Review process a little better. If this still leaves you with any questions, please feel free to contact our office.

"The House I live In"

*What is America to me? A name, a map,
the flag I see,
A certain word, "Democracy" What is
America to me?*

*The house I live in, the friends that I have
found,
The folks beyond the railroad and the
people all around,
The worker and the farmer, the sailor on
the sea,
The men who built this country that's
America to me.*

*The house I live in, my neighbors white
and black,
The people who just came here, or from
generations back,
The Town Hall and the soap box, the torch
of Liberty,
A place to speak my mind out, that's
America to me.*

*The words of old Abe Lincoln, of Jefferson
and Paine,
Of Washington and Douglas, and the
task that still remains,
The little bridge at Concord, where
Freedom's fight began,
Our Gettysburg and Midway, and the
story of Bataan.*

*The house I live in, the goodness
everywhere,
A land of wealth and beauty with enough
for all to share,
A house we call Freedom, the home of
Liberty,
And the promise for tomorrow, that's
America to me.*

*The town I live in, the street, the house,
the room,
The pavement of the city, or a garden all
in bloom,
The church, the school, the clubhouse, a
million lights I see,*

*But especially the people, that's America
to me.*

*But especially the people, that's the true
America.*

Freedom

Freedom is not the right to do whatever we want.

It is the privilege of doing what we ought.

It is not private license; it is public responsibility.

It is not freeing ourselves; it is binding ourselves for the good of all.

~Bishop Robert R. Brown



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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

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
















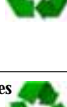




Date: _____ **Signature:** _____

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

June & July 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1 Assessments Due	2	3
4	5  Trash Pickup	6 Recyclables & Yard Waste Pickup D-Day 	7	8	9 Full Moon	10 Grace Period for Assessments Ends
11	12  Trash Pickup	13 Recyclables & Yard Waste Pickup 	14  FLAG DAY	15	16	17
18  Happy Father's Day	19  Trash Pickup	20 Recyclables & Yard Waste Pickup 	21	22	23	24
25	26  Trash Pickup	27 Recyclables & Yard Waste Pickup 	28	29	30	1 <i>July</i> Assessments Due
2	3  Trash Pickup	4 Recyclables & Yard Waste Pickup  	5	6	7	8
9 Full Moon	10 Assessments Grace Period Ends  Trash Pickup	11 Recyclables & Yard Waste Pickup 	12	13	14	15
16	17  Trash Pickup	18 Recyclables & Yard Waste Pickup 	19	20	21	22
23  Parents Day	24  Trash Pickup	25 Recyclables & Yard Waste Pickup 	26	27	28	29
30	31  Trash Pickup					