

May 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

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info@dwdpm.com
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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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Michael Williams

Treasurer/Secretary

Maria Chambard

Huntcliff Park

AT MEADOW WOODS

From Our Management Company

*Submitted by
Carey Webb,
DWD Professional
Management*



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.

Suspicious Activity

If your neighbor is a seasonal resident, or the property next to your home is empty due to foreclosure, please be on the lookout for any suspicious activity. Also, if you see people walking through the neighborhood looking into vehicles, looking into the windows of a home, trying to force open a door, or any

other suspicious or illegal activities, please call the Orange County Sheriff's Department at (407) 836-4357. The Sheriff's Department is the only organization charged with the protection of your property, and they are the only organization with the authority to approach and stop these people and their activities. Thank you.

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), 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

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ARCHITECTURAL REVIEW...

CONTINUED

monthly newsletter. Please follow the instructions on the form, and submit all of the required documents for your 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 change, 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, they will mail you the letter. 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.

Dog Waste

It has come to the Board's attention that many of the residents in our community are pet owners. Owning a pet is a wonderful experience for the "parent" and it brings many joys as well. However, having a 4-legged addition to your family also brings many responsibilities.

If your new bundle of joy happens to be a dog, then one of the responsibilities of pet ownership is picking up after your

pet. When you live in a community you cannot just let your dog out and then close the door. Your pet must be on a leash at all times, and any pet waste MUST be picked up and disposed of in a waste receptacle. Thank you for your understanding.



A Time To Remember

For more than one hundred years, Americans have honored those who died defending their country with Memorial Day services. Often there are parades leading to burial sites or the Tomb of the Unknown Soldier. In coastal areas, floral tributes are strewn over the water in loving memory.

We join with our friends and co-workers on May 28th in honoring all of these heroes, known and unknown, who sacrificed their own lives to make our country great.

The world has changed in many ways since brave women of the South

visited soldiers' graves after the Civil War on May 30, 1868.

What has never changed is our gratitude to those sons and daughters, fathers and brothers who gave their lives so we might live in this free society.

Red-White And Blue

If you plan to exhibit the American flag this month (Memorial Day, May 29) please remember these rules for proper hanging.

- a) Give your flag a position of honor.
- b) Hang your flag vertically or horizontally with its stars positioned so that they appear at the top left-hand corner when you're facing the flag.

And of course, never allow the flag to touch the ground.

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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

May & June 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 Assessments Due 	2 Recyclables & Yard Waste Pickup 	3	4 National Day of Prayer 	5 CINCO DE MAYO 	6 Spring Garage Sale 8AM-4PM
7	8 	9 Recyclables & Yard Waste Pickup 	10 Full Moon Grace Period for Assessments Ends	11	12	13
14 Happy Mother's Day 	15 	16 Recyclables & Yard Waste Pickup 	17	18	19	20 Armed Forces Day 
21	22 	23 Recyclables & Yard Waste Pickup 	24	25	26	27
28	29 Memorial Day 	30 Recyclables & Yard Waste Pickup 	31	1 June Assessments Due	2	3
4	5 	6 Recyclables & Yard Waste Pickup D-Day 	7	8	9 Full Moon	10 Assessments Grace Period Ends
11	12 	13 Recyclables & Yard Waste Pickup 	14 FLAG DAY 	15	16	17
18 Happy Father's Day 	19 	20 Recyclables & Yard Waste Pickup 	21	22	23	24
25	26 	27 Recyclables & Yard Waste Pickup 	28	29	30	