

October 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

Architectural Changes Needed After Hurricane Irma

The Board of Directors is aware that several owners will need to repair and/or replace their roofs or make other architectural changes due to damages sustained during Hurricane Irma. However, all changes must still first be approved by the Huntcliff Park at Meadow Woods Architectural Review Committee (ARC). The ARC application form is included with this newsletter and may also be found on the Huntcliff Park website, www.huntcliffpark.com. Please fill out and return the form to the management office at your earliest convenience. The Architectural Review Committee will expedite these applications. If you have any

questions or concerns regarding this process, please call or email the management office at 407-251-2200 or info@dwdpm.com.

Hurricane Irma - Orange County Debris Pick-Up

The Association was originally informed by Orange County that they would arrange for debris pick-up in our community as long as we provided them with permission to enter. The county stated that HOA permission was required since their sub-contractors would be entering our gated, private community. We provided the county with this permission as requested, and then were later informed that FEMA guidelines do not permit them to enter private property (even with our permission).

Unfortunately, this means that your hurricane debris must be disposed of using another method. The county has requested that homeowners dispose of vegetative debris the same way that you do for normal yard waste. Therefore, please use the following guidelines per the county:

Continued on page 2

HURRICANE IRMA...

CONTINUED

- Limit yard waste to three cubic yards (about one small pickup truckload) per household per week.
 - Use your own garbage cans or plastic bags for collection. Cans and bags must be 50 gallons or less and weigh less than 60 pounds each when full. Cans must be waterproof with a tight-fitting lid and have handles on the sides.
 - Don't mix yard waste with garbage.
 - Bundle limbs, palm fronds, and similar items with string. Keep bundles three feet long or less. Limit weight to less than 60 pounds.
 - Remember to place all debris on the curb. Do not place debris in the roadway, on sidewalks or near fire hydrants.
- In addition, Orange County has debris drop-off sites (for vegetative

debris only) from 7 AM-7 PM seven days a week. The debris drop-off sites are as follows:

- Barnett Park - 4801 W Colonial Dr.
- Conway Water Treatment Plant - 3590 Manatee St.
- Cypress Grove Park - 290 Holden Ave.
- Fort Christmas Park - 1300 Fort Christmas Rd.
- Harrell Road - 8503 Trevarthon Rd.
- Meadow Woods Park - 1751 Rhode Island Woods Cir
- NW Water Treatment Plant - 701 W McCormick Rd.
- Rose Place Park - 8200 Old Winter Garden Rd.
- Across from Eastern Regional Park - 3800 S. Econlockhatchee Trl.
- West Beach Park Addition - 9227 Winter Garden Vineland Rd.

The Meadow Woods Park drop-off site highlighted above is the closest location to our neighborhood. The county requests that you bring a photo ID to the drop-off site to show that you are an Orange County resident.

Finally, for large bulk items or any construction debris, please call Orange County's Solid Waste hotline at 407-836-6601 to arrange a day for pick-up.

We apologize for any inconvenience this may cause you. We wish that the county had provided us with better options. We do understand that this clean-up process can be stressful, and may take some time. Therefore, please do your best to remove the debris safely, and, if you need assistance, contact our office at 407-251-2200.



Saturday, November 11th
8 A.M. - 4 P.M.



WYNDHAM LAKES GARAGE SALE

- Please contact DWD Professional Management via email (info@dwdpm.com) or visit the community website (www.huntcliffpark.com) if you would like to participate in the garage sale.
- Please place colorful balloons in your front yard on the day of the event. They will be easy to spot as bargain hunters drive through the community.
- We will place an ad in the local newspaper so that the event is well attended.
- Banners will be placed at the entrance of Wyndham Lakes on Rhode Island Woods Circle and Wyndham Lakes Boulevard to inform drivers of the garage sale.

Businesses Not Allowed

The Board of Directors wants to inform the community that, per the Covenants no businesses are allowed to operate in the community. Article VIII Section 1.A. clearly states that, "All property designated as a Living Unit shall be used, improved and devoted exclusively to single-family residential use. No business, profession or trade of any type, other than the rental of a living unit, shall be conducted on any portion of the property," in Huntcliff Park.

Please be aware of this limitation, as well as Orange County's enforcement of any Code or Zoning violations stemming from any violations concerning their ordinances regarding businesses in residential communities. Also, please note that Orange County has strict guidelines on renting of properties. Short term rentals, such as Air BnB rentals, are only allowed in Zoning Code R3. Huntcliff Park is Zoning Code PD. Therefore short term rentals are not allowed in Huntcliff Park. Thank you all for your cooperation with this matter.

Property Inspections

We want to inform all of our homeowners about the monthly community inspections. Some of the violations that we will be looking for are:

- 1) Lawns that need maintenance or full replacement (weeds, dead spots, irrigation issues, etc.).
- 2) Houses that may need pressure washing or painting. Please

be aware if the paint looks faded over 50% of the visible structure, if the concrete blocks are showing through the paint over 10% of the visible structure, or if there are settling cracks throughout the home that require caulking, then we will ask for the homeowner to re-paint the house.

- 3) Fences in need of cleaning and/or repair.
- 4) Garbage/Recycling Bins in view from the street on non-pick up days.
- 5) Driveways that may need pressure washing
- 6) Weeds and grass in flower beds
- 7) Roofs with mold or broken/missing shingles

We have always been on the lookout for these violations in the past. However, we want everyone to know that we will place an added emphasis on these issues over the next few months.

Also, please be kind to our inspectors when they are completing your monthly inspections. Our staff members will always identify themselves when approached if you have questions. However, please do not approach them in a hostile or negative manner. They are there to complete a job as directed by your Board of Directors and to help the community. Thank you for your cooperation regarding these matters.

Huntcliff Park Parking on Lawns

Article X, Section 18 of the Huntcliff Park Covenants specifically states, "All vehicles of any Owner must be parked in the

driveway and garage of the Owner's Lot. Owner's vehicles shall not be parked on the lawns of any Lot nor shall any Owner's vehicles be parked on the streets of the Property."

All vehicles parked on the lawns of the home will be subject to violations and fines. Please be aware that fines will be \$100 per incident, per vehicle.

Finally, Article X, Section 7 prohibits any commercial vehicle from being parked in the community. Commercial vehicles include, but are not limited to, cars/trucks with ladder racks, pipe racks, magnetic signs and lettering in the windows or designed to carry passengers for hire. Thank you for your cooperation with regards to these matters.



Disclaimer: The *Huntcliff Park at Meadow Woods Newsletter* is published for the *Huntcliff Park at Meadow Woods Homeowners Association* by Focus Community Publications & Printing, Inc. as a courtesy to all property owners and residents. Focus nor the Association assume any responsibility for article content or advertising message as submitted for inclusion in the newsletter. Advertising and articles are not endorsed by the Association, nor is there any implied warranty by the Association or its staff.

Statement of Business Support: When patronizing any of the businesses advertising in our newsletter, whether or not for the first time, it is helpful if you tell them you saw their ad in your community newsletter. The *Huntcliff Park at Meadow Woods Newsletter* is published by Focus Community Publications and Printing, Inc. of Saint Cloud at no charge to our association. Costs of development and printing are underwritten through the sale of advertising. These advertisers pay for their ads to reach you and they have no other way of knowing if their ad attracts your attention or business unless you mention that you heard about them through the *Huntcliff Park at Meadow Woods Newsletter*.

PUBLISHED BY
FOCUS COMMUNITY PUBLICATIONS & PRINTING, INC.
2008 JAFFA DRIVE • UNIT H
ST. CLOUD, FL 34771
PHONE: 407.892.0019
FAX: 407.957.0057
E-MAIL: FOCUSCOMPb@AOL.COM

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 and guests, please keep your speed at or below the posted limit. Thank you.

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.**

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.

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.

Six Things Seniors Can Do To Improve Memory

You don't have to tolerate forgetfulness.
William R. Klemm
Ph.D. William R. Klemm Ph.D.
Memory Medic
Posted Nov 26, 2010

"What was it I was looking for in the fridge?" "What was it I was supposed to get at the store?" "What's your name again?" Most of us have had to ask questions like this, and it seems to happen more often as we get older. We can't turn back our biological clock, but there are things Seniors can do to reduce their amount of forgetting.

I have been studying memory research literature for quite a few years now, and I know some of this research is relevant to everyday memory problems. I have summarized these findings in my book, Thank You Brain for All You Remember, and keep readers up to date with my blog (see thankyoubrain.com).

Here are some things I've found to be helpful for us Seniors.

1. Get better organized. Many things we try to remember do not have to be remembered if we always get better organized. Car keys, for example, should ONLY be in the car, your pocket/purse, or the same place in your house. Ditto for many other objects, such as purse, hat, glasses, etc. Life is a lot simpler when you have a place for everything, with everything in its place.

2. Make a special effort to pay attention, concentrate. Research shows that aging reduces a person's ability to focus and pay attention. This also means we have to work harder at filtering distractions, such as when we open the refrigerator door and forget what we are looking for because we thought of something else before we opened the door. New learning has to be consolidated to form lasting memory, and this takes a little uninterrupted time and conscious rehearsal right after you learn it. Seniors are especially susceptible to having temporary memories wiped out by distractions.

3. Eat well. Make certain you have a balanced diet. Supplements usually won't help memory unless you have a nutritional deficiency. Vitamin deficiencies that would be most affected by taking supplements are B vitamins, C, and D3. Several research studies indicate eating blueberries is helpful (especially on an empty stomach). Perhaps an ingredient in red wine, resveratrol, can help, but there is no way you could drink enough wine; however, resveratrol supplements are now coming on the market, but there are no formal studies I know of that test whether they improve memory.

There is also suggestive evidence for memory improvement from omega-3 fatty acids and folic acid. Pharmaceuticals to improve memory are in the works, but you may have to wait quite a while before research shows which ones really work.

4. Exercise the body. Vigorous aerobic exercise, if your doctor will allow it, can improve your circulation and perhaps blood flow in the brain. But there also seem to be memory benefits from exercise independent of blood circulation. We don't know why. Maybe relief of stress and improved mood are factors. We know positive emotions do help memory, but again for unknown reasons.

5. Exercise the memory. The more you make an effort to memorize, the easier it seems to get. Learn a new language, work crossword puzzles or Sudoku, play chess, take music lessons. If none of this appeals, just rely more than usual on memory. For example, memorize grocery or "to do" lists. Practice using visual-image associations. There are specific image-based systems ("peg systems") I describe in my book for performing astonishing memory feats, such as card counting, remembering long strings of numbers, and remembering the gist of what is on every page of a magazine or book.

6. Get plenty of sleep. Many studies show the brain is processing the day's events while you sleep and consolidating them in memory. This kind of "off-line" rehearsal occurs just for the learning experiences on the day of sleep. Naps help too! How's that for good news?

The bottom line is that, unless you have Alzheimer's disease, you can improve your memory. Getting older

has enough frustrations. Don't compound them by tolerating an inefficient memory. Enjoy your improved brain.

Pet Chaining Restrictions for Orange County

County Ordinance Pertaining to the Restraining of Dogs Effective July 12, 2005

Chaining Restrictions

- Any restraining device (chain, cord, or cable) must be a minimum length of ten (10) feet to confine an animal in the owner's property.
- The restraining device must be humane and provide for an unrestrained range of movement for the animal to ensure that the animal is not exposed to hazard or injury.
- The restraining device must not restrict the animal from having food, water, shelter, adequate ventilation, and protection from the elements or general care.
- The restraining device must be proportional in size, and must weigh less than 1/8 of the dog or puppy's body weight.
- The restraining device must be designed for the specific breed.
- The restraining device must be used with an appropriate collar.
- These restraining devices must not be used between the hours of 9:00 a.m. and 5:00 p.m., 365 days a year and during extreme weather, such as hurricanes or below freezing conditions.

Continued on page 6

PET CHAINING...

CONTINUED

Options to Chaining

- Bring your dog(s) indoors
- Establish an appropriate fence that is adequate for your dog's breed and size
- Build a kennel for your dog

Remember, a dog must have access to food, water, shelter, and ventilation.

Do not place your dog in a garage or area where there is no air flow. Contact Animal Services to discuss your situation, we are here to help.

Orange County Animal Services,
2769 Conroy Road, Orlando FL
32839
(407) 836-3111

The Barefooted Mailmen of Florida

When we were on our honeymoon in Boynton Beach, FL, my mother in law gave me a book to read on Florida by Theodore Pratt, who lived in Boynton Beach and a friend of the family.

"The next time your computer takes a few extra seconds to send an email message, just be thankful you didn't have to hand-deliver it yourself. Be especially grateful you didn't have to deliver it by walking sixty miles barefoot in the blazing Florida sun.

That challenging scenario was a reality for the first men to carry mail between what is now Palm Beach and Miami. The United States Postal Service established a route between

these two points in the 1880s, but the "route" was only on paper. It certainly didn't follow a railroad, road, or even a trail. None of these existed at the time. The only reliable trail from Hypoluxo near Lake Worth to Miami and Biscayne Bay lay along the Atlantic coast.

Hence the barefoot mailman. The Postal Service hired mail carriers to walk the mail down from Hypoluxo to Miami, using the firmer sand along the beach as a highway. Shoes were more a hindrance than help, so the barefoot mailmen simply didn't use them. The entire expedition took about a week, the carrier leaving Monday morning and returning Saturday evening. He was typically issued a tin pail, a cup, hard biscuits, coffee, a hatchet, and some matches, all of which he carried along with the mail in a sack slung over one shoulder.

The trip required crossing several rivers and inlets. Carriers stashed boats near all of the crossings so they could get across safely without damaging the mail. Sometimes other travelers would accompany a carrier so they too could use the boats.

One of these crossings was the scene of a most unfortunate tragedy. James "Ed" Hamilton, a young mail carrier, was headed for Miami in October 1887 when he discovered that the boat he normally used to cross the Hillsboro Inlet was tied up on the opposite side. He secured his mailbag in a tree, removed his clothing, and apparently attempted to swim the inlet and retrieve the boat. What happened next is uncertain, but young Hamilton met his end, possibly carried out to sea by a current or attacked by an alligator. He was never seen again. His memory is honored by a memorial

plaque at Pompano and a six-panel mural by artist Stevan Dohanos entitled "Legend of James Edward Hamilton, Mail Carrier," which hangs in the West Palm Beach post office.

In late 1892, contractors completed the first county-maintained road between Lantana and Lemon City along the coast. The U.S. Postal Service ended the "barefoot" route the next year. Interest in the tradition of the barefoot mailman lives on, however. Theodore Pratt, an author of Florida fiction who lived in the Lake Worth area, penned a successful novel called *The Barefoot Mailman* in 1943. Columbia Pictures made the story into a movie in 1951, starring Robert Cummings, Terry Moore, Jerome Courtland, and John Russell."

TO CELEBRATE FALL

Halloween, of course, is one way but why stop there. You may be interested in some other ideas as well. How about a "Fall Party" to celebrate the coming of the fall season. Pumpkins are the first thing that comes to mind for decorating. They are easy to carve or to paint faces or other decorations. (You can also make the pumpkins from plastic or cardboard). Scarecrows are a favorite idea for the season. From a pile of old clothes, children could compete for funniest costume. Fall leaves can be drawn and painted in many colors of fall. Sing, write a poem (haiku) or a short story, play games, bake brownies, decorate cupcakes, eat popcorn, watch movies together.

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@dwdpm.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

November & December 2017

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