

**September 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

## From Our Management Company

Submitted by   
Carey Webb,   
DWD Professional  
Management

## Wyndham Lakes Garage Sale

Wyndham Lakes has set the date for the Fall Garage Sale. The garage sale will be held on Saturday, November 11th. It will run from 8 AM until 4 PM. If you would like to participate, please fill out the participation request form on the community website: [www.huntcliffpark.com](http://www.huntcliffpark.com). We hope you are able to participate and we hope you have a wonderful time. Please contact the management office if you have any questions.

## 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.

## 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

*Continued on page 2*

## ARCHITECTURAL CHANGES...

CONTINUED

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](http://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@dwpdm.com](mailto:info@dwpdm.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:

- 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.

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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

## October & November 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 Assessments Due	2  Trash Pickup	3 Recyclables & Yard Waste Pickup 	4	5 Full Moon	6	7
8	9  Columbus Day  Trash Pickup	10 Recyclables & Yard Waste Pickup  Assessments Grace Period Ends	11	12	13	14
15	16  HAPPY BOSS DAY  Trash Pickup	17 Recyclables & Yard Waste Pickup 	18	19	20	21
22	23  Trash Pickup	24 Recyclables & Yard Waste Pickup 	25	26	27	28
29	30  Trash Pickup	31 Recyclables & Yard Waste Pickup  	1 <i>November</i> Assessments Due	2	3	4 Full Moon
5  Desk & Gassy Time icon	6  Trash Pickup	7 Recyclables & Yard Waste Pickup 	8	9	10 Assessments Grace Period Ends	11 
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  CYBER MONDAY  Trash Pickup	28 Recyclables & Yard Waste Pickup 	29	30		