



Huntcliff Park at Meadow Woods

February 2018 Newsletter

Architectural Changes

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. Please include the survey of your property and/or samples of the proposed change as requested on the application (i.e., a fence installation requires a property survey and repainting the exterior requires paint samples).

The Architectural Review Committee will expedite these applications if the exterior changes required are due to hurricane damage. 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.

Parking Regulations

If your vehicle is parked on the street at night in the community, your car may be 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 may be towed **without warning at the owner's expense**.

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 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**.

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**. We greatly appreciate your cooperation in this matter.

Please direct all concerns to the management company. For ARB requests, please go to the Association's website, www.huntcliffpark.com. Click on "Resident Services" then "Online 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

Board of Directors

President: Roberto Gayo

Vice President: Michael Williams

Secretary/Treasurer: Maria Chambard

Businesses Not Allowed in Huntcliff Park

The Board of Directors wants to inform the residents 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 Airbnb 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. If you have any questions or concerns, please contact the management office.

Speeding in the Community – Stop and Yield Signs

It has been observed that residents and visitors are driving way too fast within the community. The posted speed limit in the community is **20 miles per hour**. There are many children playing throughout the neighborhood. For their safety, and the safety of all residents, please keep your speed at or below the posted limit. Also, **please come to a full and complete stop at all stop signs and yield to traffic at the front entrance as you enter the community.** We greatly appreciate your cooperation with this important safety issue.

Bulk Pick-Up Changes

On January 1, 2018, Orange County made changes to the bulk pick-up requirements. The County will now provide this service on a weekly basis without the need for an appointment. The day for bulk pick-up in our community is the same as for yard waste collection – Tuesday.

Per the County, please separate the bulk items from your normal yard waste. Also, please limit the bulk pick-up to 3 cubic yards and do not place the items in plastic bags as the garbage collectors will need to see the items they are picking up for collection. Finally, place the items at the curb no earlier than 6 PM the night before collection on Mondays and no later than 6 AM on the collection day on Tuesdays.

Please visit the following website to verify large items available for pick-up: www.ocfl.net/GreenClean.

Pool Rules

Please be advised that the pool closes at sundown every day. No unauthorized people may enter the pool after this time. Many people ask why the Association has chosen to close the pool at sundown. The answer is simple. **We did NOT choose this time.** The State of Florida decided this for us! **Since there is not enough light per State guidelines, we must close the pool when the sun goes down.**

Next, there is a list of pool rules located in the pool area. Please take a minute and review these rules. One of the most important rules is the age limit for use. If you are under the age limit, ***you may NOT use the pool without a parent or guardian being present.*** This rule will be strictly enforced when personnel are present in order to ensure the safety of the children in our community. Accidental drowning in a swimming pool is a leading cause of death in Florida for children. Please be advised there are no lifeguards at the pool, and the

(Pool Rules continued)

maintenance personnel are **not** trained in CPR or pool safety. Failure to comply with the Pool Rules may also result in you being asked to leave the area.

Also, please be advised that Management conducts inspections at night. The HOA will pursue recuperating any costs associated with damage to the pool caused by the inappropriate use of the facilities. The police will also be called if you are found at the pool after the posted hours. This is considered trespassing even if you are a resident of the community. This is the law for the State of Florida, and it will be enforced for the protection of our community assets and the safety of our residents.

Thank you for your cooperation with this matter. If you have any additional concerns or questions regarding this issue, please contact the management office.

Orange County Pet 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.

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 if you have any questions. You may reach them at the following number: 407-836-3111.

HUNTCLIFF PARK AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC.
MAIL OR EMAIL 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 _____

February and March 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<i>February</i>				1 Monthly Assess. Due	2	3
4	5 Trash Pick-Up	6 Recyclables/ Yard Waste/Bulk Pick-Up	7	8	9	10 Grace Period Ends for Monthly Assessment
11	12 Trash Pick-Up	13 Recyclables/ Yard Waste/Bulk Pick-Up	14 Ash Wed. Valentine's Day	15	16	17
18	19 President's Day Trash Pick-Up	20 Recyclables/ Yard Waste/Bulk Pick-Up	21	22	23	24
25	26 Trash Pick-Up	27 Recyclables/ Yard Waste/Bulk Pick-Up	28			
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<i>March</i>				1 Monthly Assess. Due	2	3
4	5 Trash Pick-Up	6 Recyclables/ Yard Waste/Bulk Pick-Up	7	8 International Women's Day	9	10 Grace Period Ends for Monthly Assessment
11 Daylight Savings Begins	12 Trash Pick-Up	13 Recyclables/ Yard Waste/Bulk Pick-Up	14	15	16	17 St. Patrick's Day
18	19 Trash Pick-Up	20 Recyclables/ Yard Waste/Bulk Pick-Up First Day of Spring	21	22	23	24
25	26 Trash Pick-Up	27 Recyclables/ Yard Waste/Bulk Pick-Up	28	29	30 Good Friday	31 Passover Begins