



Huntcliff Park at Meadow Woods

March 2021 Newsletter

Pool Reopening - Tuesdays and Thursdays from 9 AM - 5 PM

The Board of Directors, with the advice of the Association's attorney, recently developed a plan to reopen the community pool on **Tuesdays and Thursdays from 9 AM – 5 PM**. The pool was reopened on Tuesday, March 16th and is now open to residents of the community (no guests).

Reservations must be scheduled to ensure social distancing and proper cleaning procedures. A pool monitor is also on-site to provide access to those residents with reservations and ensure that all safety procedures are being followed.

Please use the following link on the Association's website to schedule a reservation.

<http://www.huntcliffpark.com/pool-schedulereservation.html>

Reservations will be for one hour and a maximum of 6 residents from your household may enter the pool during your scheduled time. Once you place your reservation using the online system, the management company will verify that you are a current resident and that only individuals living in your household will be visiting the pool.

While you are visiting the pool, you must follow the rules listed below (these rules are in addition to the normal pool rules posted at the community pool):

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

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DWD Professional Management, LLC

9419 Tradeport Drive

Orlando, FL 32827

Board of Directors

President: Roberto Gayo

Vice President: Melody Gazza

Secretary/Treasurer: Robin Dearing

1. Anyone using the pool area or the pool does so understanding the risk of being infected with COVID-19 and assumes that risk.
2. Anyone using the pool area or the pool must maintain a distance of six feet at all times, unless the persons are currently residing in the same household.
3. Anyone using the pool area must bring their own chair to the pool area and must remove that chair upon vacating the pool area.
4. Anyone violating these rules will be subject to removal and/or subject to suspension of future rights to use of the pool area or the pool.

Please be advised that these rules must be followed for your safety and for the safety of the staff at the pool. **Therefore, if these rules are not followed, the pool monitor will require that you leave the pool area and you may lose your pool privileges.**

Also, if you make a reservation to use the pool and you do not show and you do not cancel your reservation, your privileges may be suspended.

If you have any questions or concerns regarding the procedures, please contact the management office for additional information.

Thank you, and we appreciate your assistance in this matter.

Please Pick-up After Your Pets and Keep Pets on a Leash at All Times

We understand that many of the residents in our community are pet owners. Owning a pet is a wonderful experience and it brings many joys to you 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 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.** This is not only a community rule; it is an Orange County ordinance as well. The Association has installed several doggy stations throughout the community for your convenience. Please use these receptacles to dispose of any dog waste. Dog waste is a hazardous substance and causes damage to grass and may spread illnesses to others.

It is also extremely important that your dog is on a leash for the protection of other animals and for the protection of people (especially children) who may encounter your pet within the community. Keeping your dog on a leash is also a protection for your pet since it safeguards them from dangerous situations.

If you see a dog unattended within the community, please notify **Orange County Animal Control** at the following number: **407-836-3111**. Thank you for your understanding and cooperation in this matter.

2021 Budget Requests

If you are interested in obtaining the 2021 Budget for your community, please feel free to review the document on the community website using the following link: <http://www.huntcliffpark.com/budgetget.html>. You may also contact the management office to obtain a copy via email or regular mail.

Corona Virus (COVID-19) Update

The state of Florida is now in the third phase of reopening. Per the advice of the Association's attorney, the Association is still required to follow CDC guidelines and Orange County ordinances in Phase 3. Based on the attorney's advice and the need to follow these guidelines and ordinances, the Board has decided to continue with the following safety procedures as outlined below:

1) Office Visits – By Appointment Only: If you must stop by the management office in person, you will be required to make an appointment first so the staff can ensure proper social distancing. We will also require that you wear a mask or covering over your nose and

mouth while visiting the office. Please contact the office at 407-251-2200 to make an appointment if needed. We encourage all residents to use the online portal or to conduct business via phone or email when possible.

2) Board Meetings: The Board will continue to conduct all business via telephone or video-conference.

3) Common Areas: The pool and playground area will remain closed for the health and safety of the community.

We appreciate your cooperation and understanding in this matter. We will continue to monitor the situation at the local, state, and federal level and will provide updates to you as needed. We encourage all of our residents to follow the recommendations from the Center for Disease Control (CDC) and the Florida Department of Health regarding COVID-19 in order to limit the spread of the disease and to keep your family and neighbors safe.

Please use the following links to the websites for the CDC and the Florida Department of Health.

Center for Disease Control:
<https://www.cdc.gov/coronavirus/2019-nCoV/index.html>

Florida Department of Health:
<http://www.floridahealth.gov/> or call the COVID-19 Hotline if you have questions at 866-779-6121.

If you have any questions or concerns, please contact our

office by phone at 407-251-2200 or by email at info@dwdpm.com.

Finally, due to the current availability of the COVID-19 vaccine for all Florida residents ages 16 and older beginning on April 5th, the Board is hopeful that the common areas may be completely re-opened beginning this summer. As soon as the Board makes this decision, we will notify you. Thank you for your cooperation and understanding during this difficult time.

Payment Plan Options

If you are experiencing financial difficulties or job loss due to COVID-19, please contact our office to set-up a payment plan.

It is very important that you contact us to discuss this matter. We cannot set-up a payment plan if we are not aware of your financial situation.

If you have any other questions or concerns regarding your account balance, please feel free to contact the management office at 407-251-2200 or at info@dwdpm.com.

Owner Access Platform

Please be advised that you may utilize an online owner access portal where you may login to manage your account and access community documents. With your Internet-enabled device, you are able to view your current

account balance, check your payment history, view your open records and more!

To ensure your privacy, only homeowners whose email address is on file have already received a registration email. **If you have not already provided your email, please email your information to info@dwdpm.com** and include your community name, address within the community, and the email address you want on file. This extra step is designed for the safety of your personal information because it allows us to verify each homeowner. Once your email address has been opted into the system, you will receive an email to register. For security purposes, a return email will be sent to confirm you are the owner of that email account.

If you received the registration email but the time has expired and you are in need of a new registration email, please contact our office by email at info@dwdpm.com with your request. Please make sure to include the email address you want us to use and we process a new registration email for you.

Please check your SPAM folder as it may be filtered automatically. After you click the link in the confirmation email you can create your password and your account will be registered. You will then be able to log into your account using your email address and the password you created when you registered. Please make sure to use Google Chrome

which is the preferred web browser for the platform.

We encourage everyone to utilize the new on-line access platform at <https://owner.topsssoft.com/DWDProfessionalManagement/Account/Login> in order to review your account balance and obtain information. Please let us know if you have not received your invitation to join the platform, and we will help you set-up your account.

No Parking on the Grass or Easement

It has come to the Board's attention that there are residents parking nightly on the easement and the front yards of homes to avoid being towed due to the restriction on street parking in the evening. **Please be aware that parking on the grass and the easement is NOT permitted.** All cars must be parked in garages and on driveways.

Association Payments Via the Payment Portal with Center State and Payment Reminders

If you have set-up automatic payments through the on-line payment system with Center State Bank, please be aware that DWD Professional Management does not have access to that system and any updates needed must be made directly by you. If you have made any errors in terms of the amount of your payment or the frequency of your

payment, please login into the portal to make any necessary revisions.

Go to schedule payments, cancel the current request, and start a new request with the correct payment amount and/or frequency.

Please also be aware that all on-line payments take 2 to 3 business days for processing before they are applied to your account.

In addition, the on-line payment system is a payment portal only. This system is not connected to the account system with the management company. The payment portal does not have any information regarding your current account balance. If you need your account balance or a full detailed payment history report, you must contact the management company directly.

Finally, please be aware that DWD Professional Management does not send payment reminders by text or email. If you are receiving payment reminders through text or email, this is because you have signed up for it through the online payment portal. If you have signed up for the reminders in error, please login into the portal. Go to notifications and cancel/edit the request and make any changes needed or set-up a new request.

If you have any questions or concerns about the on-line payment portal, please contact the management office for assistance.

Reporting Street Light Outages

If you notice a street light out on your street, please call Duke Energy at 407-629-1010 to report the street name or section where the light is located. You may also visit the following website to report the outage:

<https://www.duke-energy.com/customer-service/request-light-repair>.

Please contact the management office if you need assistance or if you have any questions.

Curbside Collection

Under the Orange County Curbside Collection program, garbage, recycling, yard waste, and bulk items are each picked up **only one time per week**. The schedule for your community is as follows:

Garbage collection – Monday

Yard Waste, Recycling, and Bulk Items – Tuesday

Per the documents of your community, we are asking that you please do not place your items outside your home in view from the street on days when you do not have a scheduled pick-up. Please keep them inside your garage, behind your fence, or behind your home.

If you have any questions or concerns regarding the garbage collection program, please contact the Orange County Solid Waste Department. You may

reach them by email at Solid.Waste@ocfl.net or by phone at 407-836-6601.

Businesses Not Allowed in Huntcliff Park at Meadow Woods

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 1A, clearly states in part that all property designated as a Living Unit shall be used, improved and devoted exclusively to residential use. No business, profession or trade of any type shall be conducted on any portion of the property in Huntcliff Park at Meadow Woods, including Transient Rentals. This prohibition also includes car washing, car repairs, and any other car related business.

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. Greenpointe is Zoning Code PD. Therefore, short-term rentals are not allowed in Greenpointe at Meadow Woods. Thank you all for your cooperation with this matter.

Towing Company Location and Information

Please be advised that the towing company for Huntcliff Park at Meadow Woods is **Universal Towing and Recovery**. The towing company's location is as follows: **Universal Towing and Recovery, 407-816-0102, 206 6th Street, Lot 300 Orlando, Florida 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 from 12 AM – 6 AM, please contact the management office to make arrangements **at least 24 hours in advance** so we may inform the towing company and so we have time for you to pick up parking permits from the management office. Please be aware that the maximum number of vehicles permitted is 10.

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.**

Architectural Changes (Exterior Modifications)

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, screen 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 monthly newsletter (please see the form below). 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 the following:

1. Two (2) copies of the property survey that show the location of the proposed changed, alteration, renovation or addition.
2. Two (2) drawings of your plan(s).
3. 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 (the architectural guidelines). Per Florida Statutes, this process may take up to 30 days.

As soon as the Committee makes a decision, we will mail you the 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 management office.



Community Services Phone Numbers

Emergency:

Fire, Police, Medical Emergency:	911
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Law Enforcement:

Orange County Sheriff's Dept. (Non-Emergency):	407-836-4357
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Utilities:

Orange County Utilities:	407-836-5515
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Chamber of Commerce:

Orlando Chamber of Commerce:	407-425-1234
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Miscellaneous:

Orange County Public Schools:	407-317-3200
Orange County Office of Emergency Management:	407-836-9140
Orange County Health Department:	407-858-1400
Florida Poison Information Center:	800-222-1222
Orange County Public Library:	407-836-7390
Social Security Administration:	800-772-1213
Orange County Voters' Registration Office:	407-836-2070
Orange County Animal Services:	407-836-3111

SYMPTOMS OF CORONAVIRUS DISEASE 2019

Patients with COVID-19 have experienced mild to severe respiratory illness.

Symptoms* can include

FEVER



COUGH



*Symptoms may appear 2-14 days after exposure.

SHORTNESS OF BREATH



Seek medical advice if you develop symptoms, and have been in close contact with a person known to have COVID-19 or if you live in or have recently been in an area with ongoing spread of COVID-19.



CS 311521-A March 20, 2020, 12:53PM

cdc.gov/COVID19-symptoms

HUNTCLIFF PARK AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC.
MAIL OR EMAIL FORM TO: 9419 Tradeport Drive, Orlando, FL 32827
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 _____ E-mail: _____

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 _____

March and April 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<i>March</i>	1 Trash Pick-Up Monthly Assessment Due	2 Recyclables/ Yard Waste/Bulk Items Pick-Up	3	4	5	6
7	8 International Women's Day Trash Pick-Up	9 Recyclables/ Yard Waste/Bulk Items Pick-Up	10 Grace Period Ends for Monthly Assessment	11	12	13
14 Daylight Saving Time Begins Spring Forward	15 Trash Pick-Up	16 Recyclables/ Yard Waste/Bulk Items Pick-Up	17 St. Patrick's Day	18	19	20 Spring Equinox
21	22 Trash Pick-Up	23 Recyclables/ Yard Waste/Bulk Items Pick-Up	24	25	26	27
28	29 Trash Pick-Up	30 Recyclables/ Yard Waste/Bulk Items Pick-Up	31			
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<i>April</i>				1 Monthly Assessment Due April Fool's Day	2 Good Friday	3
4 Easter 	5 Trash Pick-Up	6 Recyclables/ Yard Waste/Bulk Items Pick-Up	7	8	9	10 Grace Period Ends for Monthly Assessment
11	12 Trash Pick-Up	13 Recyclables/ Yard Waste/Bulk Items Pick-Up	14	15 Tax Day	16	17
18	19 Trash Pick-Up	20 Recyclables/ Yard Waste/Bulk Items Pick-Up	21	22 	23	24
25	26 Trash Pick-Up	27 Recyclables/ Yard Waste/Bulk Items Pick-Up	28	29	30	