



Huntcliff Park at Meadow Woods

October 2019 Newsletter

2020 Assessments

On October 16, 2019 the Board of Directors met to discuss the Budget for next year. After much consideration, the Board has voted to increase the Assessment to \$90.00 per month for next year. You will receive your coupon booklets in the mail for your 2020 assessments in early December. If you have any questions or concerns, please feel free to contact the management office.

Trick-or-Treating Guidelines

As we all begin preparing for the Halloween holiday, we would like to provide you with some guidelines for trick-or-treating within the community:

1. Please turn on your front porch light if you would

like trick-or-treaters to visit your home. Keep your front porch light off if you are not participating.

2. Please be aware of trick-or-treaters as you drive through the neighborhood.
3. Please stay in groups while trick-or-treating and make sure you are visible to drivers. Flashlights are a good idea for this purpose or reflective clothing.
4. Parents please supervise your children and ensure that they stay safe. Always check your children's candy at the end of the evening to ensure that it is safe for them to enjoy.
5. Please try to limit your trick-or-treating between

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

9419 Tradeport Drive

Orlando, FL 32827

Board of Directors

President: Roberto Gayo

Vice President: Melody Gazza

Secretary/Treasurer: Robin Dearing

Director: Michaels Williams

Wyndham Lakes -

Fall Garage Sale:

Date: Saturday, November 16, 2019

Time: 8 AM – 4 PM



the hours of 6-9 PM. Since this is a school/work night, we all need to get up as usual on Friday morning.

6. Have fun and happy trick-or-treating!



DWD Upcoming Holiday Hours

Please be advised that the offices for DWD Professional Management will be closed on **Thursday, November 28 and Friday, November 29, 2019** in observance of the Thanksgiving holiday. Our offices will also be closed on **Monday, December 23, 2019 through Wednesday, January 1, 2020** in observance of the Christmas and New Year's holidays. We wish everyone a happy holiday season.

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.

Pool Rules and the Pool Security System

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 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.

Please be aware that with the installation of the new Envera Security system, the pool area is monitored. Therefore, anyone found at the pool from dusk to dawn will be asked to leave by Envera Security. Envera will call the Orange County Sheriff's Department if necessary. Thank you for your cooperation with this matter. If you have any additional concerns or questions regarding this issue, please contact the management office.

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. If you notice violations of this community rule, please contact the management office. If you are a resident parking in this manner, please discontinue this activity immediately. The management office will send violation letters to all owners in violation of this rule and the file may be moved to the attorney for further action if the behavior continues.

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.

Reminder to Water Grass

We would like to remind everyone to water their grass per the Orange County schedule in order to keep your lawns looking as healthy and green as possible.

Please note that grass should be watered **before 10 AM or after 4 PM** on your specific watering days per the water restrictions in Orange County. Please see your specific watering days below:

Homes with odd-numbered addresses: Wednesday and Saturday.

Homes with even-numbered addresses: Thursday and Sunday.

Thank you for your cooperation in this matter.



Tax Information

The accounting firm, Cole & Associates, recently completed the Association's taxes and compiled financial statements for 2018, and a copy is available for your review. The Statement of Cash Flow for 2018 is also available at this time. If you would like to review these documents, please contact our management office by phone at 407-251-2200 or by email at info@dwdpm.com to make your request.

Also, please be aware that the approved 2019 budget for the Association is available on the website, www.huntcliffpark.com.

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.

Please Pick-Up After Your Pets

We understand 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 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 in a waste receptacle.** This is not only a community rule; it is an Orange County ordinance as well.

Dog waste is a hazardous substance and causes damage to grass and may spread illnesses to others. Thank you for your understanding and cooperation in this matter.

Pool Security System and Pool Keys

Envera Security Systems installed a new security system at the pool. This installation also included new gate access and the use of magnetic pool key fobs for gate entry. If you were unable to obtain a pool fob when Envera Security Systems held meetings at the community pool, please contact the management office at info@dwdpm.com or 407-251-2200. The management office will arrange a time for you to pick up your key fob at their office located at 9419 Tradeport Drive, Orlando, Florida 32827.

Each household is eligible to receive 1 key fob at no charge if you currently have a pool key. If you do not already have a pool key, a pool key fob may be purchased for \$20.00.

Accepted methods of payment are exact cash, check, or money order made payable to Huntcliff Park at Meadow Woods HOA.

Please bring the following with you to the management office in order to receive your pool key fob:

Owners: You must bring a photo ID.

Renters: You must bring a photo ID and a copy of your current lease agreement.

Also, to receive a key fob free of charge, please bring your current pool key to exchange for a new one.

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 has recently changed and 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.

Monthly Property Inspections

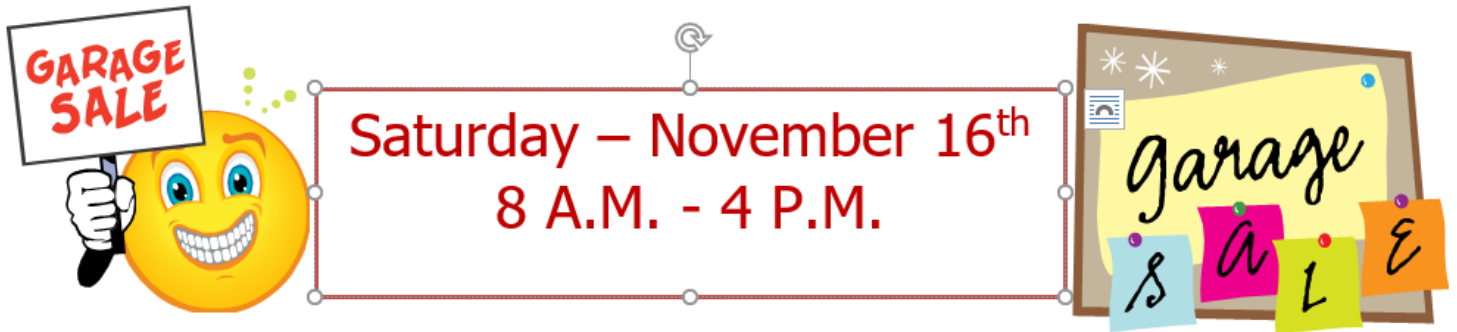
The community management company is tasked by the Board of Directors each month to complete an inspection of all properties within the community. Below is a list of some of the violations that they will be on the look-out for during these inspections:

- 1) Lawns that need maintenance or full replacement (weeds, dead spots, irrigation issues, etc.).
- 2) Houses that may need pressure washing or painting.
- 3) Roofs that need pressure washing.
- 4) Fences in need of cleaning and/or repair.
- 5) Driveways that may need repairs or pressure washing
- 6) Weeds and grass in flower beds and missing mulch or stones in flower bed area.
- 7) Roofs with mold or broken/missing shingles.
- 8) Parking on the grass.
- 9) Commercial vehicles, recreational vehicles, or trailers in driveways.

The community management company's staff members will inspect each property from the road in a vehicle, and they will take pictures of any violations. They will not go onto your property to complete their inspection. Please be kind to the inspectors when they are completing their monthly inspections. The 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 the Board of Directors and to help the community.

If the inspectors find any problems with the exterior of your home, the management company will send you a letter notifying you of the violation. If you receive a violation letter, please feel free to contact the management company via email or by phone if you have any questions or if you need more time to correct the area of concern. The management company will work with you to make the needed improvements. Communication is very important, so we can work together to maintain and improve our property values. Thank you for your cooperation regarding these matters.





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. It will be easy to spot while people drive through the community.
- We will place an ad in the local newspaper so that the event is well attended.
- We will place banners informing drivers about the garage sale at the entrance of Wyndham Lakes on Rhode Island Woods Circle and Wyndham Lakes Boulevard.

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

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** _____

October and November 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<i>October</i>		1 Recyclables/ Yard Waste/Bulk Items Pick-Up Monthly Assess. Due	2	3	4	5
6	7 Trash Pick-Up	8 Recyclables/ Yard Waste/Bulk Items Pick-Up	9	10 Grace Period Ends for Monthly Assessments	11	12
13	14 Trash Pick-Up	15 Recyclables/ Yard Waste/Bulk Items Pick-Up	16	17	18	19
20	21 Trash Pick-Up	22 Recyclables/ Yard Waste/Bulk Items Pick-Up	23	24	25	26
27	28 Trash Pick-Up	29 Recyclables/ Yard Waste/Bulk Items Pick-Up	30	31 		
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<i>November</i>					1 Monthly Assess. Due	2
3	4 Trash Pick-Up	5 Recyclables/ Yard Waste/Bulk Items Pick-Up General Election Day	6	7	8	9
10 Grace Period Ends for Monthly Assessments	11 Trash Pick-Up Veteran's Day	12 Recyclables/ Yard Waste/Bulk Items Pick-Up	13	14	15	16 Fall Garage Sale 8 AM – 4 PM
17	18 Trash Pick-Up	19 Recyclables/ Yard Waste/Bulk Items Pick-Up	20	21	22	23
24	25 Trash Pick-Up	26 Recyclables/ Yard Waste/Bulk Items Pick-Up	27	28 Thanksgiving Day  DWD Offices Closed	29 Black Friday DWD Offices Closed	30