



PEBBLE CREEK AT MEADOW WOODS

April 2018 Newsletter

2nd Quarter Assessment Reminder

Please remember that your second quarter assessment of \$190.00 was due on April 1st. Payments received after the 10th of April were assessed a \$10.00 late fee. In addition, any account with a balance at the end of the month incurs interest (January through December). In order to avoid the application of interest each month, the account must be paid in full (the assessments as well as any late or other fees). All homeowners receive a 10-day grace period for your payments each quarter. However, all payments **are due on the 1st day** of the quarter. If you have not made your 2nd quarter assessment payment, please do so as soon as possible to avoid the application of any additional other fees. If you would like to check your balance, please

contact the management company.

Reminder to Water Your 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.



Please direct all concerns to the management company. For ARB requests, please go to the Association's website – www.pebblecreekatmeadowwoods.com. Click on "Resident Services" then "Online Forms." Fill out and submit the form prior to making any exterior modifications to your home. Please also see the ARB application included with this newsletter.

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: Josh Jacobs

Clothes Dryer Vent Safety

Please remember the following safety tips regarding your clothes dryer vent. It is important to complete routine maintenance and follow safety procedures.

FOCUS
ON FIRE SAFETY

Clothes Dryer Fire Safety



Failure to clean often leads to home clothes dryer fires!

Follow these simple safety tips to prevent a clothes dryer fire in your home!

- Have your dryer installed and serviced by a professional.
- Do not use the dryer without a lint filter. Clean the lint filter before and after each cycle.
- Do not forget to clean the back of the dryer where lint can build up.
- Check the venting system behind the dryer to make sure that it is not damaged, crushed or restricted.
- Make sure that the outdoor vent covering opens when the dryer is operating.



FEMA



For More Information:
www.usfa.fema.gov/citizens/focus

Suspicious Activity

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.

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.

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.*** 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.

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

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 – Wednesday.

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 Tuesdays and no later than 6 AM on the collection day on Wednesdays.

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

Feral or Unsupervised Animals

It has been brought to the attention of the Board that some of the residents are feeding the stray animals in the community or they are allowing their animals to roam outside without supervision. According to Orange County Animal Control anyone who feeds stray/feral animals is considered the owners of these animals and is responsible for them. Please follow all Orange County ordinances regarding feral animals and please supervise and leash all pets when they are outside of your home. Allowing pets to roam freely outside poses a danger to your pets as well as to people within the community. Thank you for your cooperation and understanding.

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. 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) 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 in 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.

Architectural Changes Require Board Approval - Please Read

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 Pebble Creek at Meadow Woods Architectural Review Committee (ARC).** On our recent community inspections, we have found several owners who have started roof repairs without obtaining approval first. It is important that you obtain Board approval before beginning your project. **You must ensure that the roof shingles are an approved color before installation.**

The ARC application form is included with this newsletter and may also be found on the Pebble Creek website, www.pebblecreekatmeadowwoods.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@dwpsdm.com.



PEBBLE CREEK 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 _____ 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 _____

April and May 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<i>April</i> 1 April Fool's Day Easter Sunday 2 nd Quarter Assessment Due	2	3 Trash Pick-Up	4 Recyclables/ Yard Waste/Bulk Pick-Up	5	6	7
8	9	10 Trash Pick-Up Grace Period Ends – 2 nd Qtr. Assessment	11 Recyclables/ Yard Waste/Bulk Pick-Up	12	13	14
15	16	17 Trash Pick-Up	18 Recyclables/ Yard Waste/Bulk Pick-Up	19	20	21
22 Earth Day	23	24 Trash Pick-Up	25 Recyclables/ Yard Waste/Bulk Pick-Up	26	27	28
29	30					
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<i>May</i>		1 Trash Pick-Up May Day	2 Recyclables/ Yard Waste/Bulk Pick-Up	3	4	5 Cinco De Mayo
6	7	8 Trash Pick-Up	9 Recyclables/ Yard Waste/Bulk Pick-Up	10	11	12
13 Mother's Day	14	15 Trash Pick-Up	16 Recyclables/ Yard Waste/Bulk Pick-Up Ramadan Begins	17	18	19
20	21	22 Trash Pick-Up	23 Recyclables/ Yard Waste/Bulk Pick-Up	24	25	26
27	28 Memorial Day 	29 Trash Pick-Up	30 Recyclables/ Yard Waste/Bulk Pick-Up	31		