



PEBBLE CREEK AT MEADOW WOODS

January 2019 Newsletter

Assessment Information - 2019

Please remember that the quarterly assessments have increased to **\$200.00** for the 2019 budget year. If you believe you may have paid the incorrect amount, please check your records and make a payment for the difference. Finally, please remember that your payment must be received by the 10th of each quarter so you do not incur a \$10.00 late fee or incur interest at the end of the month.

If you have any questions or concerns regarding your assessment payments or your account balance, please contact the management office.



Orange County Community Meeting

Orange County will be holding a Community Meeting at Meadow Woods Elementary School Cafeteria on **Wednesday, February 6, 2019 at 6 PM**. This meeting will be regarding Meadow Woods Planned Development Request #2. This request is to change the use of PD Parcel 52 from Agriculture to Medium Density Residential in order to allow for the development of up to 150 single-family or town-home residential dwelling units. This parcel is located behind Keystone at Meadow Woods and La Ventana at Willow Pond on Oakshire Boulevard (the land between both communities and the railroad tracks). This proposed development would greatly impact our community. Therefore, we are asking residents to attend this meeting with your Board of Directors and our management team. Please see additional information on pages 2-3.

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

9419 Tradeport Drive

Orlando, FL 32827

Board of Directors

President: Josh Jacobs



COMMUNITY MEETING

Commission District #4
 Maribel Gomez Cordero,
 Commissioner

**Meadow Woods
 Planned Development (PD)**

Case Planner:
 Nicolas Thalmueller
 (407) 836-5603
 Nicolas.Thalmueller@ocfl.net

Wednesday, February 6, 2019 @ 6:00 p.m.
Meadow Woods Elementary School Cafeteria
500 Rhode Island Woods Circle, Orlando, Florida 32824

Please join Orange County staff, the applicant and your neighbors for a community meeting to discuss the proposal for the property identified below. The applicant will be present to explain the proposed use and answer questions.

PROJECT INFORMATION	SUBJECT PROPERTY/ LOCATION MAP
<p>Project Name: Meadow Woods Planned Development (PD)</p> <p>Case Number: CDR-18-10-335</p> <p>Applicant: Kathy Hattaway</p> <p>Parcel ID: 35-24-29-0000-00-009, 24-24-29-0000-00-022, 24-24-29-0000-00-029</p> <p>Future Land Use: Low Density Residential (LDR)</p> <p>Current Zoning: PD (Planned Development District)</p> <p>Acreage: 143.20</p> <p>Location: South of Wetherbee Road / East of Orange Avenue</p>	<p>See reverse side for map</p>

SUMMARY OF REQUEST/ PROPOSED USE

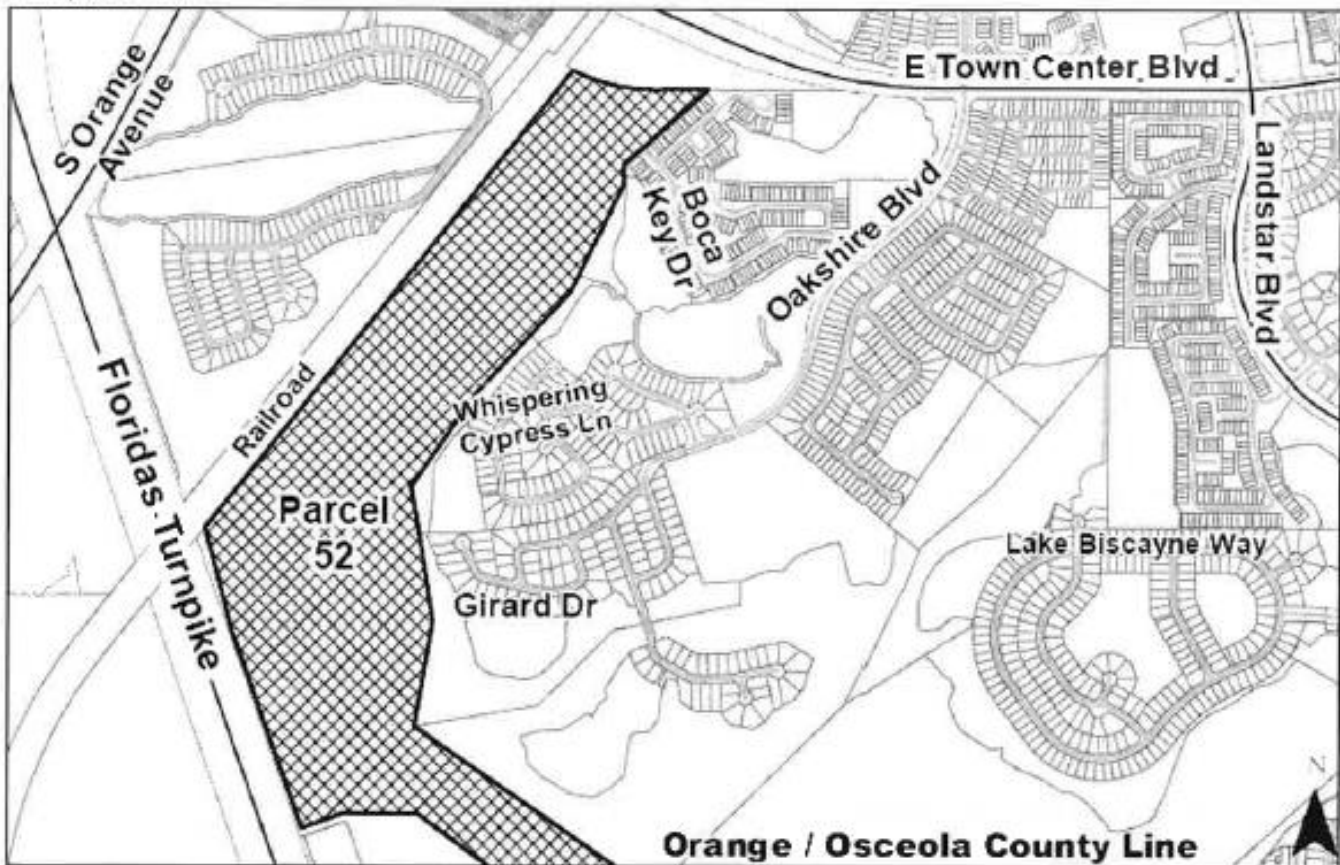
Request #1: To change the use on PD Parcels 2.1 and 3.2 from Open Space and Fire / Police to Community Commercial and utilize existing commercial entitlements within the PD for the proposed commercial development.

Request #2: To change the use on PD Parcel 52 from Agriculture to Medium Density Residential in order to allow for the development of up to 150 single-family or townhome residential dwelling units by utilizing the vehicle trip conversion matrix to convert retail commercial square footage to residential units.

Please visit our site for more information:
www.OrangeCountyFL.net/Atlas

If you have questions regarding this community meeting please call the Case Planner (listed above)

Request #2



Please Remove Holiday Lights and Decorations

Sadly, the holiday season is now over and it is time to remove all holiday lights and decorations. Therefore, please remove your lights and holiday decorations by this weekend if you have not done so already. Thank you for your cooperation in this matter.

2019 Budget Requests

If you are interested in obtaining the 2019 Budget for your community, please feel free to review the document on the community website using the following link: <https://pebblecreekatmeadowwoods.weebly.com/budget.html>. You may also contact the management office to obtain a copy via email or regular mail.

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 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. During the

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.**

Please be advised that the towing company, **Universal Towing and Recovery**, has moved from their previous location. The towing company's contact information is as follows: **Universal Towing and Recovery, 407-816-0102, 206 6th Street, Lot 300 Orlando, Florida 32824.**

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.

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.

Off-Duty Sheriff's Deputy Patrols and Suspicious Activity

Your community is patrolled several days per month by an off-duty Orange County Sheriff's Deputy. The deputy is on patrol to spot suspicious activity, to help enforce traffic laws, and to help the people in communities we manage in Meadow Woods. If you see the deputy on patrol, and if you have noticed any suspicious activity, please stop the deputy and talk with him regarding your concerns. You should also call the Orange County Sheriff's Department at (407) 836-4357 to report suspicious or criminal activities. **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.**

Please be aware that the deputy is only able to enforce state law and county ordinances. If you see a community violation (i.e., parking on the grass, people with water balloons in the pool area, etc.), please call DWD Professional Management to address these concerns. Thank you.

Noise Complaints

Please be aware that Orange County Sheriff's Department does not have any set time for enforcing the noise violation ordinance. According to our local deputy, the Disturbance of the Peace Statute is enforceable any time

of day. **If you feel that your neighbors are violating the noise ordinance, please contact the Orange County Sheriff's Department to file a complaint at 407-836-4357.** The Sheriff's Department will then send a deputy to request the responsible party to tone down their gathering. If a second request is made concerning the same disturbance, the Sheriff's Department will take the necessary actions to ensure your neighbors follow the noise ordinance.

Please be aware that the Association is not responsible for enforcing County ordinances. Only the Sheriff's Department may enforce County ordinances and laws. If you have any questions or concerns regarding this issue, please contact the management office.

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.

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.

Please Lock Your Vehicles

Please make sure your vehicles are locked at night and all valuables that do not need to be in your vehicles are removed on a nightly basis. If you do notice someone looking in car windows, or trying to force open a car door, please call the Orange County Sheriff's Department at (407) 836-4357. Thank you.

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

g) 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.

Happy
Valentine's
Day

The text "Happy Valentine's Day" is written in a red, cursive font. The word "Happy" is at the top, "Valentine's" is in the middle, and "Day" is at the bottom. There are three small red hearts: one above the 'e' in "Valentine's", one above the 'y' in "Day", and one to the left of the 'y' in "Day". The 'V' in "Valentine's" has a large, decorative swirl on its left side.

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

PEBBLE CREEK 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** _____

January and February 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<i>January</i>		1 1st Quarter Assessment Due New Year's Day DWD Offices Closed	2 Trash Pick-Up Recyclables/ Yard Waste Pick-Up	3	4	5
6 Three Kings' Day	7	8 Trash and Bulk Items Pick-Up	9 Recyclables/ Yard Waste Pick-Up	10 Grace Period for Quarterly Assessment Ends	11	12
13	14	15 Trash and Bulk Items Pick-Up	16 Recyclables/ Yard Waste Pick-Up	17	18	19
20	21 Martin Luther King Jr. Day	22 Trash and Bulk Items Pick-Up	23 Recyclables/ Yard Waste Pick-Up	24	25	26
27	28	29 Trash and Bulk Items Pick-Up	30 Recyclables/ Yard Waste Pick-Up	31		
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<i>February</i>					1	2 Groundhog Day
3	4	5 Trash and Bulk Items Pick-Up	6 Recyclables/ Yard Waste Pick-Up	7	8	9
10	11	12 Trash and Bulk Items Pick-Up	13 Recyclables/ Yard Waste Pick-Up	14 Valentine's Day 	15	16
17	18 President's Day 	19 Trash and Bulk Items Pick-Up	20 Recyclables/ Yard Waste Pick-Up	21	22	23
24	25	26 Trash and Bulk Items Pick-Up	27 Recyclables/ Yard Waste Pick-Up	28		