



Pebble Creek at Meadow Woods

January 2023 Newsletter

1st Quarter Assessment Reminder

Please remember that the new assessment amount is \$230.00 per quarter. Payments are due on the 1st of each quarter. Payments received after the 10th will be assessed a \$10.00 late fee.

If you need to check your account balance, you may do so on the owner's online portal or you may contact the management company.



Reminder to Remove Holiday Lights/Decorations

Happy New Year! Sadly, the holiday season is now over and it is time to remove all holiday lights and decorations.

We ask that you please remove your holiday lights and decorations by this weekend if you have not done so already.

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

9419 Tradeport Drive

Orlando, FL 32827

Board of Directors

President: Josh Jacobs

Secretary/Treasurer: Matt Gumtie

2023 Assessment Information

On Monday, October 24, the Board of Directors held their Budget meeting to discuss the proposed budget for 2023. After much consideration, the Board voted to increase the monthly assessment next year. Due to the current rise in the costs for labor, supplies, utilities, and services, this increase was needed in order to balance your budget for 2023. **Therefore, your assessment was increased to \$230.00 per quarter for 2023.** You should receive your new coupon booklets in late November or early December from the Association's bank. If you do not receive your coupon booklet by mid-December, please contact the management office for assistance.

If you are interested in obtaining the 2023 Budget for your community, please feel free to review the document on the community website using the following link: www.pebblecreekatmeadowwoods.weebly.com

Gate Vandalization/Issues

Dear Pebble Creek Residents,

Over the past few months, many of you have called in, sent emails and reported to us that the community gates have been repeatedly damaged. As a result of the damage, the gates have not been able function properly.

This not only poses a safety concern to the entire community but also causes traffic coming in and out of the community. This is causing wide-spread frustration for the entire community. As a result, we urge anyone who has any knowledge of the individual responsible for the damage to contact the management company immediately.

The individual suspected of causing the damage has been identified as a woman with grey hair that rides a red mobility scooter. **PLEASE SEE THE SCREEN SHOTS BELOW.**

If anyone knows anything about this individual or her whereabouts, we urge you to come forward and call DWD Professional Management at (407) 251-2200 and ask to speak with Mark Augustine. In the alternative, you can email us at info@dwdpm.com. If the individual who is depicted in the screen shots sees this communication, it is requested that she promptly contact us.

As the Association must pay for this damage to be fixed, and as the funds to pay for the damage are funds collected from the owners, all of the owners must share in the costs even though it appears that only one owner (or a non-owner resident) is causing the damage. Further, it may not be cost-effective for the Association to fix the gates if the same individual who did so will continue to do so. As a result, the Association is reluctant to fix the gates until the individual who has caused the damage has been identified and has been notified of the need to cease her actions.



2023 Budget Requests

If you are interested in obtaining the 2023 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.

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**.

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.

We were recently informed by concerned homeowners that residents are playing loud music in their vehicles while driving within the community. Please be considerate of your neighbors and keep your music down so that they are not disturbed while you are driving in the community.

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.

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. Thank you for your cooperation with this matter.

Monthly Property Inspections and Notifications

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 partial 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) Garbage cans visible from the streets
- 8) Roofs with mold or broken/missing shingles
- 9) Parking on the grass/easement
- 10) 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.

Gate Access Procedures

If you or your tenants need to obtain gate cards or remotes, please contact the management office. For your convenience, on page 11 please find a copy of the gate access form that you or your tenants will need to complete in order to obtain a gate card/remote. You or your tenant may also use this form to add or update your phone number (407 and 321 area codes only) and name in the call box. **Please be advised that the Association**

does not provide gate access codes to residents. Gate access codes are only used by vendors. Therefore, all residents should enter the community by using a gate access card or gate remote. All visitors should enter the community by using the call box and contacting residents for gate entry.

Please be advised that gate cards cost \$5.00 each and gate remotes cost \$50.00 each. Please make your payments with either a check or money order made payable to **Pebble Creek at Meadow Woods HOA**. The gate access form and payments may be mailed to the management office at 9419 Tradeport Drive, Orlando, FL 32827 or you may visit the management office on Mondays-Fridays from 9 AM - 5 PM. An appointment is not required to purchase the gate card/remote at the management office, but management does suggest making an appointment so that the process takes less time when you arrive.

If you have any questions or concerns, please feel free to contact the management office at 407-251-200 or info@dwdpm.com.

Payment Plan Options

If you are experiencing financial difficulties or job loss, 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.

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.** 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.

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 maintenance 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.

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

Pool Keys

If you need to obtain a pool key for 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 at their office located at 9419 Tradeport Drive, Orlando, Florida 32827. Pool keys cost \$20.00 each.

Accepted methods of payment are check or money order made payable to Pebble Creek 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.

Architectural Guidelines - Approved Colors for Homes and Roofs and Guidelines for Decks, Screen Enclosures, Patios, Driveways, and Garbage Can Storage

Please be aware that the Board has established architectural guidelines for your community. The community has several approved color schemes for painting your homes and several approved shingle colors for replacing your roofs available for your review on the community website. In addition, the Board has created guidelines for the installation of decks, screen enclosures, patios, driveways, and garbage can storage. Please use the following link to view these options on the community website:

<https://pebblecreekatmeadowwoods.weebly.com/architectural-change-form.html>.

If you have any questions or concerns regarding the process for making exterior modifications to your home, please feel free to contact the management office for further instructions and assistance. You may also review the article below on page 7.

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's 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.topssoft.com/DWDProfessionalManagement/Account/Login> in order to review your account balance and obtain information. Please let us know if have not received your invitation to join the platform, and we will help you set-up your account.

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. The County may impose fines on owners who do not follow these rules.

If you notice that a pet is not leashed within the community or if you notice a resident who is not disposing of waste appropriately, you may report the issue to **Orange County Animal Control at the following number: (407) 836-3111.**

Thank you for your understanding and cooperation in this matter.

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 keep in mind that the system is automatically selected for monthly payments, so please indicate the correct frequency for your association payments and change as needed. The assessment payments for Pebble Creek are quarterly and are due on January 1, April 1, July 1, and October 1. 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.

Off-Duty Sheriff's Deputy Patrols and Suspicious Activity

Your community is patrolled each week 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. With this in mind, we have been informed that there has been an increase in suspicious activity happening in the community. With this increase in activity directly resulting in the community's front gate issues. Because of issues like this in your community, we want to encourage you to reach out if you have noticed any suspicious activity whatsoever. If you or anyone you know has noticed suspicious activity in your neighborhood, stop the deputy and talk with the off-duty officer 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), please call DWD Professional Management to address these concerns.

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.

Finally, please be aware that the Association has architectural guidelines indicating the list of approved color schemes for painting your home and the shingle colors for any roof replacements. If you would like to review these guidelines, please visit the Association's website at the following link:

<https://pebblecreekatmeadowwoods.weebly.com/architectural-change-form.html>. You may also find the approved color schemes on the Sherwin Williams website using the following link:
<https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa/orlando/fl/pebble-creek-at-meadow-woods/>

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.

PEBBLE CREEK AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC.

MAIL OR FAX FORM TO: 9419 Tradeport Drive, Orlando, FL 32827

PHONE: 407-251-2200 FAX: 800-759-1820 EMAIL: info@dwdpm.com**GATE ACCESS FORM**

This form will be used to set up your information into the community's gate system. Please fill out the information below and send to the Association by mail, fax, or email. You may also use this form to request a gate code and/or remote and to report problems with your gate access devices.

Please indicate below if you need to obtain a gate code, remote, or if you need to report a problem with your device.

Set up new code

Set up new remote(s)

Report a problem

All residents are included in the directory at the gate. Your visitors will use the call box at the gate to dial your telephone number for access. Please press "9" on your telephone keypad to open the gate for your visitors. The gate system will not accept long distance telephone numbers. All numbers must be local (407) or (321) numbers. Please include this number in the space indicated below.

If you would like your name to be excluded completely from the directory box, please check here

Date: _____

Homeowner Name (Last, First): _____

Tenant Name (if applicable): _____

Property Address: _____

Mailing Address: _____

Property Telephone Number (including area code): _____

(This will be the number called from the gate to your home - NO LONG DISTANCE OR VOICE OVER IP)

Alternate Telephone Number: _____

E-mail Address: _____

Please make your check or money order payable to: **Pebble Creek at Meadow Woods HOA**. Also, please keep in mind that you may not have more than 4 devices (gate cards and/or remotes).

Gate Card Request – Please indicate the number of cards needed. You may purchase cards for \$5.00

_____ Number of Gate Cards Requested

Gate Remote Request – Please indicate the number of remotes needed. You may purchase remotes for \$50.00 each.

_____ Number of Gate Remotes Requested

Problem with your device – Please describe the problem that you are having with your device below.

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 2023

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