



PEBBLE CREEK AT MEADOW WOODS HOMEOWNERS' ASSOCIATION

April 2017 Issue

A Newsletter By and For the
HOMEOWNERS AND RENTERS of
Pebble Creek at Meadow Woods
Homeowners Association
www.pebblecreekatmeadowwoods.com

“Let’s work together to make our
community better and have our
home values go up.”

BOARD MEMBER

Josh Jacobs
President

Please direct all concerns to the management company. For ARB requests, please go to the Association’s website. Click on “Resident Services” then “On-line Forms.” Fill out and submit the form prior to making any exterior modifications to your home.

COMMUNITY MANAGER

William Carey Webb, LCAM
407.251.2200 phone
800.759.1820 fax
info@dwdpm.com
DWD Professional
Management, LLC
1101 Miranda Lane
• Suite 112
Kissimmee, FL 34741

From Our Management Company



Submitted by
Carey Webb,
DWD Professional
Management

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 this month incurs interest (January through December). If you have not made your 2nd quarter assessment payment, please make this payment as soon as possible to avoid the addition of interest or any other fees.

Orange County Sheriff Patrolling the Community

For the last year, your community has been 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. Over the last several months, the deputy has made arrests for traffic violations and for drugs and has issued multiple parking citations throughout Oakshire at 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. 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.

Feral or Unsupervised Animals in the Community

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

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Feral or Unsupervised... continued

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.

Architectural Review Applications

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., roof replacements - even if the roof is damaged and you are using the same style/color shingle - room additions, pools, screened 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 this monthly newsletter. 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:

1. Two (2) copies of the property survey that shows the locations of the proposed changed, alteration, renovation

or addition.

2. Two (2) drawings of your plan(s).

3. Attach 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. Per Florida Statutes, this process may take up to 30 days.

As soon as the Committee makes a decision, our office will mail you a letter explaining the Board's decision. Please make sure you do not proceed with any improvements until you have heard from the Committee.

Finally, as of January 1, 2017, the Board will no longer consider or approve driveway extensions. If you have any questions regarding this decision or any other questions regarding the architectural review process, please contact our office.

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 en-

forceable any time of day. If a resident feels that his or her peace is being disturbed, all he or she has to do is call the Orange County Sheriff's Department to file a complaint. 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 arrest the responsible party. We all hope this does not happen and that we can all understand the needs of our neighbors. If you do have a noise complaint, please contact the Orange County Sheriff's Department at (407) 836-4357.



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Architectural Review Application
PEBBLE CREEK AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC.
Mail to: 1101 Miranda Lane, Suite 112, Kissimmee, FL 34741 Fax: 800-759-1820

Name _____
Property Address _____
Mailing Address _____
Phone: _____ Work _____ Fax _____

In accordance with the Declaration of Covenants, Conditions and Restrictions, I hereby request your consent to make the following change, alteration, renovation and/or additions to my property.

Fence Swimming Pool Lawn Ornament Patio Screen Enclosure
 Exterior Color Landscaping Lawn Replacement Other _____

Description: _____

Attach a copy of the lotsurvey that shows the location of the proposed change, alteration, renovation or addition. Attach drawing or blueprint of your plan(s). Attach color samples, if applicable.

Note: Applications submitted without a copy of the survey, drawing or blueprint, or color sample will be considered incomplete and will not be considered.

I/We, by affixing our signature(s) below, hereby agree to the following stipulations:

- No work will begin until approval is received from the Association
- All work will be done expeditiously once commenced and will be done in a good workmanlike manner by myself or by a licensed contractor.
- All work will be performed at a time and in a manner so to minimize interference and inconvenience to other residents.
- I/We assume all liability and will be responsible for all damage to other lots and/or common area or injury, which any result from the performance of this work.
- I/We will be responsible for the conduct of all persons, agents, contractors, sub contractors and employees who are connected with this work.
- I/We am/are responsible for complying with and will comply with all applicable federal, state and local laws, codes, regulations and requirements in connection with this work, and I/we will obtain any necessary governmental permits and approvals for the work.
- Upon receipt of this Application, DWD Professional Management will forward it to the Association for consideration. Decisions by the Association may take up to 30 days. I/We will be notified in writing when the Application is approved or denied.

Signature of Owner(s) _____ Date (Required) _____

Send Applications to DWD Professional Management, 1101 Miranda Lane, Suite 112, Kissimmee, FL 34741 Fax: 800-59-1820 or Email: info@dwdpm.com

DO NOT WRITE BELOW THIS LINE

This Application is hereby: Approved Disapproved Date: _____

By: _____



























Comments: _____

Dates: Received from Owner _____ Forwarded to Board _____ Returned to Owner _____

PEBBLE CREEK AT MEADOW WOODS HOA
 C/O DWD Professional Management, LLC
 1101 MIRANDA LANE • SUITE 112
 KISSIMMEE, FL 34741

Address Service Requested

April & May 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1  Assessments Due
2	3	4  Trash Pickup	5 Recyclables & Yard Waste Pickup 	6	7	8
9 	10 Assessments Grace Period Ends	11 Full Moon   Trash Pickup	12 Recyclables & Yard Waste Pickup 	13	14  GOOD FRIDAY	15
16 	17	18  Trash Pickup	19 Recyclables & Yard Waste Pickup 	20	21	22
23	24	25  Trash Pickup	26 Recyclables & Yard Waste Pickup 	27	28  ARBOR DAY	29
30	1 <i>May</i>	2  Trash Pickup	3 Recyclables & Yard Waste Pickup 	4  National Day of Prayer	5  CINCO DE MAYO	6
7	8	9  Trash Pickup	10 Recyclables & Yard Waste Pickup  Full Moon	11	12	13
14  Happy Mother's Day	15	16  Trash Pickup	17 Recyclables & Yard Waste Pickup 	18	19	20  Memorial Day
21	22	23  Trash Pickup	24 Recyclables & Yard Waste Pickup 	25	26	27
28	29  MEMORIAL DAY	30  Trash Pickup	31 Recyclables & Yard Waste Pickup 