



PEBBLE CREEK AT MEADOW WOODS HOMEOWNERS' ASSOCIATION

February 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



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 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.

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:

Continued on page 2

Architectural Review... *continued*

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.

Pet Chaining Restrictions for Orange County

County Ordinance
Pertaining to the
Restraining of Dogs
Effective July 12, 2005
Chaining Restrictions

- Any restraining device (chain, cord, or cable) must be a minimum length of ten (10) feet to confine an animal in the owner's property.
- The restraining device must be humane and provide for an unrestrained range of movement for the animal to ensure that the animal is not exposed to hazard or injury.
- The restraining device must not restrict the animal from having food, water, shelter, adequate ventilation, and protection from the elements or general care.
- The restraining device must be proportional in size, and must weigh less than 1/8 of the dog or puppy's body weight.
- The restraining device must be designed for the specific breed.
- The restraining device must be used with an appropriate collar.
- These restraining devices must not be used between the hours of 9:00 a.m. and 5:00 p.m., 365 days a year and during extreme weather, such as hurricanes or below freezing conditions.

Options to Chaining

- Bring your dog(s) indoors
- Establish an appropriate fence that is adequate for your dog's breed and size
- Build a kennel for your dog

Remember, a dog must have access to food, water, shelter, and ventilation.

Do not place your dog in a garage or area where there is no air flow.

Contact Animal Services to discuss your situation, we are here to help.

Orange County Animal Services,
2769 Conroy Road, Orlando FL
32839
(407) 836-3111



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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.** 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.

Also, please be advised that there are cameras located at the pool. Management monitors these cameras daily and also performs inspections at night. 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.

Thank you for your cooperation with this matter. If you have any additional concerns or questions regarding this issue, please contact the 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 lookout 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 repaint 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. 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 your Board of Directors and to help the community maintain home values

. 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.

Dog Waste

Many of the residents in your community are pet owners. Owning a pet is a wonderful experience for the "parent" and it brings many joys 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

Continued on page 4

Dog Waste continued

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. Thank you for your understanding.



Bulk Pick Up Instructions

Under the Orange County Curbside Collection program, garbage, recycling, and yard waste are each picked up **only one time per week**. *Per the documents of your community, we are asking that you please do not place these carts 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. In addition, if you have any large items that need to be picked up that will not fit in the new garbage bin, please contact the County to arrange pick-up. *Do not place bulk items in the street or in your driveway.* You must email or call the county at: Solid.Waste@ocfl.net (include your name, street address, contact information, and the item(s) that you want collected) or call the Solid Waste Hotline at 407-836-6601 to arrange for pickup. Large items include furniture, appliances, mattresses, automobile tires (limit 4), and rear-projection televisions. Limit large items to three cubic yards (about one small pickup truckload) per household per week.

If you have any questions or concerns regarding this 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.

Please Secure Valuable Items

Please make sure your cars are locked at night, and that all valuables that do not have to be in your car are removed on a nightly basis. If you notice anyone suspicious within the community, please call the Orange County Sheriff's Department at (407) 836-4357.

Orange County Sheriff Patrolling the Community

For the past 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 two months, the deputy has made arrests for traffic violations and for drugs and has issued more than 50 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.

Towing Company

Please be advised the towing company for Pebble Creek at Meadow Woods is **Universal Towing and Recovery**. 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.**

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 during these hours, please contact the management office to make arrangements at least 24 hours in advance so we may inform the towing company.

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 new 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.**

What is Mardi Gras? Carnival?

“Mardi Gras” literally means “Fat Tuesday” in French. The day is called “Fat Tuesday” because it is the last day before Lent, the season of prayer and fasting observed by the Roman Catholic Church (and many other Christian denominations) during the forty days before Easter Sunday.

The tradition of celebrating on the day before Lent goes back at least to medieval times, when many kings and lords knighted young men and held feasts in their honor. Mardi Gras in New Orleans dates back all the way to the late seventeenth century, when the city was founded by Jean Baptiste LeMoyne, Sieur de Bienville, and Pierre LeMoyne, Sieur de Iberville. In fact, one of the first New World locations that they named was Bayou Mardi Gras.

Mardi Gras was celebrated throughout the period where New Orleans was under control of the French, then the Spanish, then back to the French. The English and their American descendants from the original thirteen colonies didn't take the Carnival season as seriously as the local residents, but the Americans didn't do anything to stop the celebration of Mardi Gras after the signing of the Louisiana Purchase in 1803 nor after Louisiana became a state. The Americans may have been officially in control of New Orleans, but the Creoles who made up the upper-crust of New Orleans society were primarily of French and Spanish descent, so the religious traditions of the Continent continued to dominate.

The Carnival season in the first half of the nineteenth century was not a calm, quite celebration. In fact, the citi-

zens of New Orleans got so wrapped up in Mardi Gras that street masking was banned by the authorities by the 1830's. This didn't deter the hardcore participants one bit. By the 1840's, there was so much drunkenness and disorder in the city that there was strong sentiment for banning all public celebrations of Mardi Gras. Carnival was rescued, however, by six young men from Mobile. They formed the Mystick Krewe of Comus, a social club that staged the first New Orleans Carnival parade on the evening of Mardi Gras in 1857. Naming one of their number the king of the krewe (the word being deliberately spelled that way to show they were an elite society), they paraded through the streets of the French Quarter on two mule-driven floats. Others picked up on the notion of parading during Carnival, but the Civil War put a damper on public observance of Mardi Gras.

After the war, however, several other krewes formed and put on parades on the days leading up to Mardi Gras. By 1871, Comus had been joined by the krewes of Proteus and Momus, and a new group formed that year, known as the School of Design. The School of Design decided to stage their parade during the day on Mardi Gras, and they proclaimed that their king was to be Rex, the King of Carnival.

From the 1870's up to the present, new krewes continue to form, as groups of friends, neighbors, business associates, etc., decide they want to celebrate Carnival by parading through New Orleans. A moratorium on street parades was imposed by the New Orleans City Council in the 1970's, but the hard economic times of the 1980's as well as the controversy that erupted over the passage of an “anti-discrimination” ordinance aimed at Carnival krewes by

the City Council in 1992 have opened up slots in the parade season's schedule, so new krewes are forming and parading.

The future of Carnival in New Orleans is a hotly debated topic, but one thing is for certain: there will always be a future for Carnival.

What happens during Carnival?

The Carnival season officially begins on January 6th, which is Twelfth Night, the Feast of the Epiphany. Twelfth Night is the date that marks the end of the Christmas season and the beginning of the countdown to Lent. There are two official celebrations that mark the beginning of Carnival: The bal masque of the Twelfth Night Revelers, and the ride of the Phunny Phorty Phellows along St. Charles Avenue. From January 6th on up to three weeks before Mardi Gras, Carnival organizations hold parties, dances and balls, mostly on weekends. About three weekends before Mardi Gras, the parades begin. From the second weekend before Mardi Gras up to Fat Tuesday, there is at least one parade each night in the city, Metairie, or on the West Bank. The entire celebration culminates on Fat Tuesday, with the entire city taking the day off to eat, drink, parade and party. Carnival officially comes to a close promptly at midnight on Fat Tuesday, when the police begin clearing the streets of the French Quarter. On a more civilized level, Carnival officially closes with the meeting of the courts of Rex and Comus at the ball of the Mystick Krewe of Comus.



Mardi Gras Word Search

Mardi Gras is one of the most exciting holidays in the world, with its bright colors and parades. Learn about Mardi Gras by completing this difficult word search.

R A I Y F A R O A P N N Z D J M D R H D
 O H K C B O F S D S C C V A K N O T F W
 C M U O S H M R T Z H Q W P I L U L T M
 B N D C Q C A W A A S W O R H T B S A D
 A C G O N G S E C N O T E U J G L C X S
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 L P Z K S H M B I E N K T J I J U U L Y
 A D H F E V F A H C E H R Q B S S M E D

Flambeaux
 MardiGras
 KingCake
 Floats
 Lundigras
 Carnival
 Costume
 Europe
 France

Music
 Party
 Parades
 Purple
 AshWednesday
 Coconut
 Dancers
 Doubloon
 FatTuesday

Green
 Gold
 Mask
 NewOrleans
 Queen
 Maskers
 LundiGras
 Pancake
 Beads

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

Address Service Requested

February & March 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 Recyclables & Yard Waste Pickup 	2 Grounding Day 	3  Wear Red Day	4
5	6	7  Trash Pickup	8 Recyclables & Yard Waste Pickup 	9	10 Full Moon	11
12	13	14   Trash Pickup	15 Recyclables & Yard Waste Pickup 	16	17	18
19	20  PRESIDENT'S DAY	21  Trash Pickup	22 Recyclables & Yard Waste Pickup 	23	24	25
26	27	28   Trash Pickup	1 Recyclables & Yard Waste Pickup  <i>March</i>	2  Read Across America	3  Employee Appreciation DAY	4
5	6	7  Trash Pickup	8 Recyclables & Yard Waste Pickup 	9	10	11
12 Full Moon  DAYLIGHT SAVINGS TIME	13	14  Trash Pickup	15 Recyclables & Yard Waste Pickup 	16	17  HAPPY ST. PATRICK'S DAY	18
19	20	21  Trash Pickup	22 Recyclables & Yard Waste Pickup 	23	24	25
26	27	28  Trash Pickup	29 Recyclables & Yard Waste Pickup 	30	31	