



PEBBLE CREEK AT MEADOW WOODS HOMEOWNERS' ASSOCIATION

January 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

SunRail Project - Meadow Woods Station

The SunRail's southern expansion into the Meadow Woods area began in November of 2016, and our community is now seeing much of their progress. The Meadow Woods SunRail station will be located off of S. Orange Avenue and Fairway Woods Boulevard. The project will connect Orange and Osceola counties and it is expected that the SunRail trains will begin services on this segment of the rail in early 2018.

Below is an aerial picture of our community showing the existing railroad tracks (marked with a dotted line). The SunRail tracks will run parallel to these existing tracks.



If you have any questions or concerns regarding the SunRail expansion, please contact Customer Service at the SunRail Operations and Control Center. You may reach them by email at info@sunrail.com, by phone at 1-855-724-5411, or visit them on the web at <http://sunrailcorp.wpengine.com/>.

Holiday Decorations

Sadly, the holidays are now over, and it is time to remove your decorations from the outside of your home. Please remove all holiday decorations if you have not done so already. We greatly appreciate your cooperation.

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 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.

Association Payments and Bank Information

Pebble Creek at Meadow Woods HOA currently has a quarterly assessment of \$190.00 for the 2017 Budget year. Payments are due on the 1st of January, April, July, and October. If there is a balance in the account after the 10th of the month, there will be a \$10.00 late fee added

(January-December). Also, if there is a balance on the last day of the month, the account will accrue interest (January-December). There are several ways to make payments: by mail, online credit card/debit card/e-check, bill pay, or auto debit.

Please remember that your payments must be received by the 10th of each quarter either by the bank or the management company in order to avoid the application of late fees. The date that your payment is mailed is not the date that is used to determine if the payment is late.

You have several options for making your payment to the Association each quarter.

First, you may mail your payment to the address listed in your payment booklet (P.O. Box 22184, Tampa, FL 33622-2184). If you do, your payment will go directly to Center State Bank. The date the bank indicates that your payment was processed or "received" is the date that is electronically forwarded to the management company and that is recorded in your account history. Management does not control when the payment is processed by the bank. Therefore, management cannot change the date when the payment was received. Please allow several business days for these payments to be processed in order to avoid the application of late fees.

Second, you may make your payment on-line at <https://epay.centerstatebank.com//find>. You will need your payment booklet which includes your Management Company ID (DWDP), Association ID (016), and Homeowner Number (this is your account number). Please be advised that Center State will charge a fee for processing credit and

debit card payments on-line. However, the fee is the bank's processing fee, and does not go to the management company or to the Association. Finally, you may set up direct debit with Center State by following the instructions in your payment booklet. You will send the application form and a voided check directly to our office for processing (1101 Miranda Lane, Suite 112, Kissimmee, FL 34741). Once we process your application, the bank will automatically withdraw your quarterly assessment on the 5th of January, April, July, and October. If you have previously set-up automatic draft with Center State Bank, you do not need to send in a new application to continue this service.

However, if you would prefer not to make your payments through Center State Bank, you may either mail

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Association Payments... continued

in or drop off your payments directly to our office which is located at 1101 Miranda Lane, Suite 112 Kissimmee, FL 34741. We will take your payments with or without the coupon, and you will receive a receipt with the date the payment was received upon request. The management company's hours of operation for walk-ins are Monday through Thursday, 9:00 AM to 1:00 PM and Friday, 9:00 AM to 12:00 PM. If you are unable to stop by the office during those times, you may call our office to set up an appointment. If you have any questions regarding these payment procedures, please feel free to contact us by phone at 407-251-2200 or by e-mail at info@dwdpm.com.

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 avail-

able 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.

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.

Suspicious Activity

With the onset of cooler weather and the approach of winter, there may be an increase in activity around Central Florida concerning people entering empty homes to find shelter. If your neighbor is a seasonal



resident, or the property next to your home is empty due to foreclosure, please be on the lookout for any suspicious activity. Also, if you see people walking through the neighborhood looking into vehicles, into the windows of a home, trying to force open a door, or any other suspicious activity whatsoever, please call the Orange County Sheriff's Department at (407) 836-4357. **The Sheriff's Department is**

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Suspicious Activity continued

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.

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 pro-

gram, 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.

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.

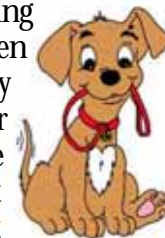
If your vehicle or a vehicle of a guest is towed due to a violation of the parking rules and regulations, you should contact the new towing company to resolve the situation. Do not call DWD Professional Management regarding a towing issue. The Board has not authorized the management

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.

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 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.



Helpful Hints

To clean up broken glass: Use a wet cotton ball or Q-tip to pick up the small shards of glass you can't see easily.

Easy measuring cup clean up: Before you pour sticky ingredients into the cup, fill with hot water. Dump out the water, but don't dry the cup. Now, add your substance, such as peanut butter, and watch how easily it comes right out.

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 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. 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.

Best Happy New Year Resolutions 2017 Ideas

Happy New Year 2017 is finally upon us and it is time for us to waste our time on making Happy New Year Resolutions 2017 that we are never going to fulfill. Yet almost everyone makes it, in hope that the year will be different than the previous one, but only very few actually go through with it. The reason why most fail? The

very simple answer to this question is that a new year doesn't bring any change to the behaviour of humans, it's just a change of calendar and nothing new. All that matters in the end is the willpower of the individual and how bad he/she wants it to happen. <https://potterwars.files.wordpress.com/2016/01/ross-resolution.gif>

Anyways, the point of this post is not to discourage you from taking Best Happy New Year Resolutions 2017, we are sharing all the Good Happy New Year Resolutions that people take up every year, so that you can try them too.

Sweet Potatoes

Recipe by Wilma Roberts
Boil 5 large sweet potatoes in a pot for 1 hour, then put in cold or cool water and remove the peels. The peels will come off very easily with your hands after they have cooled so no knife is needed. After potatoes are completely cooled and skins off, cut in rounds about 3/4s inch thick. Place on shallow baking dish or even a cookie sheet with edges.



In a small saucepan melt 1 stick of salted butter slowly so as not to burn. add 1 cup of brown sugar and 1 cup of Karo syrup (light or dark), and simmer on low until mixed.

Pour sauce mixture on each of the rounds. Heat oven to 350 degrees and bake for about 30 minutes, uncovered. Remove from oven and cover top of rounds with marshmallows. Return to oven for 10 minutes to melt Marshmallows.

70's Songs

Find and circle all of these songs from the 1970's that are hidden in the grid.
The remaining letters spell the title of an additional song from the 70's.

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

- | | | | |
|-----------------|------------------|-------------------|---------------|
| ANGIE | FAME | LOVIN' YOU | RICH GIRL |
| BABE | FREE BIRD | LOWDOWN | ROXANNE |
| BAD BLOOD | GREASE | MACARTHUR PARK | SAD EYES |
| BETH | HEART OF GLASS | MAGGIE MAY | SIR DUKE |
| BROWN SUGAR | HOT STUFF | MISS YOU | STAYIN' ALIVE |
| CAR WASH | HOTEL CALIFORNIA | MONEY | SUPERSTITION |
| CONVOY | ISLAND GIRL | NIGHT MOVES | THE JOKER |
| CRACKLIN' ROSIE | JIVE TALKIN' | OHIO | TRAGEDY |
| CROCODILE ROCK | LAYLA | POP MUZIK | VENUS |
| DANCING QUEEN | LE FREAK | RHIANNON | WATERLOO |
| DREAMING | LOLA | RHINESTONE COWBOY | YOUR SONG |
| DREAMS | | | |

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

Address Service Requested

January & February 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	
1  Assessments Due	2	3 	4 Recyclables & Yard Waste Pickup 	5	6	7	
8	9	10 Assessments Grace Period Ends 	11 Recyclables & Yard Waste Pickup 	12 Full Moon	13	14	
15	16 	17 	18 Recyclables & Yard Waste Pickup 	19	20 	21	
22	23	24 	25 Recyclables & Yard Waste Pickup 	26	27	28	
29	30	31 	1 Recyclables & Yard Waste Pickup  <i>February</i>	2 	3 	4	
5	6	7 	8 Recyclables & Yard Waste Pickup 	9	10 Full Moon	11	
12	13	14  	15 Recyclables & Yard Waste Pickup 	16	17	18	
19	20 	21 	22 Recyclables & Yard Waste Pickup 	23	24	25	
26	27	28  					