



PEBBLE CREEK AT MEADOW WOODS

January 2018 Newsletter

Assessment Information - 2018

The Pebble Creek Assessment remains \$190.00 per quarter for the 2018 budget year. Payments are due on the first of each quarter (January, April, July, and October) and are considered late after January 10th, April 10th, July 10th and October 10th. These payments must be received and processed on or before the aforementioned dates each quarter in order to avoid a late fee of \$10.00. Additional late fees will be charged if the assessment is not paid in full by the 10th of each month. In addition, any account with a balance at the end of the month incurs interest (January through December).

While homeowners do receive a 10-day grace period, all payments are **due on the 1st day of the quarter**. If you have any questions or concerns regarding your account balance or

your assessments, please contact the management company.

Bulk Pick-Up Changes

On January 1, 2018, Orange County made changes to the bulk pick-up requirements. The County will now provide this service on a weekly basis without the need for an appointment. The day for bulk pick-up in our community is the same as for yard waste collection – Wednesday.

Per the County, please separate the bulk items from your normal yard waste. Also, please limit the bulk pick-up to 3 cubic yards and do not place the items in plastic bags as the garbage collectors will need to see the items they are picking up for collection. Finally, place the items at the curb no earlier than 6 PM the night before collection on Tuesdays and no later than 6 AM on the collection day on Wednesdays.

Please visit the following website to verify large items available for pick-up: www.ocfl.net/GreenClean.

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
 1101 Miranda Lane • Suite 112
 Kissimmee, FL 34741

Board of Directors

President: Josh Jacobs

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 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**.

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**. We greatly appreciate your cooperation in this matter.

Architectural Changes (Exterior Modifications)

The Board of Directors is aware that several owners will need to repair and/or replace their roofs or make other architectural changes due to damages sustained during Hurricane Irma. However, all changes must still first be approved by the Pebble Creek at Meadow Woods Architectural Review Committee (ARC). The ARC application form is included with this newsletter and may also be found on the Pebble Creek website, www.pebblecreekatmeadowwoods.com. Please fill out and return the form to the management office at your earliest convenience. Please include the survey of your property and/or samples of the proposed change as requested on the application (i.e., a fence installation requires a property survey and repainting the exterior requires paint samples). The Architectural Review Committee will expedite these applications if the exterior changes required are due to hurricane damage. If you have any questions or concerns regarding this process, please call or email the management office at 407-251-2200 or info@dwpsdm.com.

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
- 9) Commercial vehicles, recreational vehicles, or trailers in driveways

(Monthly Property Inspections continued)

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.

Secure Valuable Items

Please ensure your cars are locked at night, and that all valuables that do not need 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. Thank you for your assistance with this matter.

Holiday Lights

It has been observed that a few homeowners still have not removed their holiday lights. Please be aware that holiday lights must be removed at the end of the Christmas season.

Please remove your holiday lights if you have not done so already. Thank you.

Alligator Warning

Please be advised that there may be alligators in the community ponds. We will notify the Florida Fish and Wildlife Conservation Commission regarding this issue when the alligators reach more than 4 feet in length per their requirements. Therefore, you may see trappers in the area removing the alligators. Please always be aware of your surroundings and do not leave children or pets unattended near the water's edge. Also, please be aware that it is against the law to feed alligators. Feeding alligators reduces their fear of humans, and this may have serious consequences for the people they encounter who do not bring them food. If you see alligators in the area, you may also report them to the Florida Fish and Wildlife Conservation Commission at the following number: 866-392-4286. Please contact the management office after you call Florida Fish and Wildlife, as the community management company will need to authorize the trappers to enter the Association's property.

PEBBLE CREEK AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC.
MAIL OR EMAIL FORM TO: 1101 Miranda Lane, Suite 112, Kissimmee, FL 34741
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 _____ Fax: _____

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 2018

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