



# PEBBLE CREEK AT MEADOW WOODS HOMEOWNERS' ASSOCIATION

July 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



## Sheds and Other Structures in Your Backyard

Please be aware that the Association has a Covenant prohibiting storage sheds and other structures in your backyard. This would include cabanas and gazebos, as well as other structures such as chicken coops. This can be found in the Covenants under Article IX, Section 1, entitled



Temporary Structures. All sheds, gazebos, cabanas and any other structure not intended to be a residence is considered a temporary structure and they are prohibited from use. Please be aware that the use of Google Maps and other similar programs allows

the Association to determine if such a structure is in place in your backyard. If you have any questions, please e-mail us at info@dwdpm.com. Thank you.

## 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.*** 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 be-

Continued on page 3

## Pool Rules *continued*

ing 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.

## 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: **Uni-**

**versal 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 of-

fice 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.**



## 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 white dots). 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](mailto:info@sunrail.com), by phone at 1-855-724-5411, or visit them on the web at <http://sunrailcorp.wpengine.com/>.



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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](mailto: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

# August & September 2017

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