



PEBBLE CREEK AT MEADOW WOODS HOMEOWNERS' ASSOCIATION

March 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 is due on April 1st. Payments received after the 10th of April will be assessed a \$10.00 late fee. In addition, any account with a balance at the end of the month incurs interest (January through December). What this means is that the payment needs to be received and processed before the end of business day on the 10th of April in order to avoid the late fee. In order to avoid the application of interest each month, the account must be paid in full (the assessments as well as any late or other fees). All homeowners receive a 10 day grace period for your payments each quarter. However, all payments **are due on the 1st day** of the quarter.

Curbside Collection Program for Orange County Residents Schedule and 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**. The schedule for your community is as follows:

Garbage collection - Tuesday
Yard Waste and Recycling - Wednesday

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

Continued on page 2

Curbside... continued

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-pro-

jection 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 new 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.

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/>.

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 en-

Continued on page 3

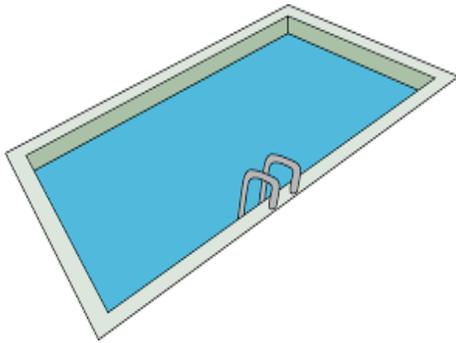


Disclaimer: The Pebble Creek at Meadow Woods Newsletter is published for The Pebble Creek at Meadow Woods Homeowners' Association by Focus Community Publications & Printing, Inc. as a courtesy to all property owners and residents. Focus nor the Association assume any responsibility for article content or advertising message as submitted for inclusion in the newsletter. Advertising and articles are not endorsed by the Association, nor is there any implied warranty by the Association or its staff.

Statement of Business Support: When patronizing any of the businesses advertising in our newsletter, whether or not for the first time, it is helpful if you tell them you saw their ad in your community newsletter. The Pebble Creek at Meadow Woods Newsletter is published by Focus Community Publications and Printing, Inc. of Saint Cloud at no charge to our association. Costs of development and printing are underwritten through the sale of advertising. These advertisers pay for their ads to reach you and they have no other way of knowing if their ad attracts your attention or business unless you mention that you heard about them through The Pebble Creek at Meadow Woods Newsletter.

Pool Rules continued

sure 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 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

Continued on page 4

Dog Waste continued

times, and any pet waste MUST be picked up and disposed in a waste receptacle. Thank you for your understanding.



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 com-

pany 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.**

PREPARE FOR ZIKA

By Orange County Communications Division

Reducing potential breeding sites, especially the artificial containers of standing water that these Zika-carrying mosquitoes prefer, will lower incidents of viral outbreaks. To do this effectively, the Mosquito Control Division recommends the following:

-Dispose of unused containers that collect water in your yard such as old buckets, cans, bottles and jars.

-Repair leaky pipes and outside faucets, and keep drains and gutters unclogged so that water does not collect in these areas.

-Change the water and scrub the sides of bird baths, animal troughs, and pet watering dishes regularly to get rid of mosquito eggs.

-Properly discard unused tires, make holes in them, or store them in a covered area so water can't collect in them. --Turn wheelbarrows, tubs, children's wading pools, and boats upside down or store them under cover when not in use.

--Keep weeds, vines, and grass trimmed since mosquitoes use these shady areas as resting places during hot daylight hours.

-Fill tree holes with sand or mortar so that water does not collect in them.

-Change water in vases and pots holding flowers or cuttings twice weekly.

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

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.

Spring

Find and circle all of the words that are hidden in the grid.
The remaining letters spell a message about Spring.

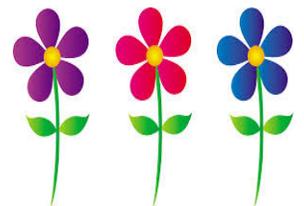
T L E M W O N S S S A R G L A
 G C Y C L A M E N S A L I L P
 G N G R O W T H R L L L L R S
 O Y I I D L S A R A I E S N N
 L A L N K A I E B E R R O H E
 F M L O A N F E S G M I P W W
 E N A E E E S F I U L R R A L
 I O B Q R A L E O E C S A B E
 R S T U B E S C D D F O S W A
 I A F I G R N N G L I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



ALLERGIES
 APRIL
 BASEBALL
 BEES
 CROCUSES
 CYCLAMENS
 DAFFODILS
 DANDELIONS
 EASTER
 EQUINOX
 FLOWERS

FROGS
 GOLF
 GRASS
 GREEN
 GROWTH
 IRISES
 LILIES
 MARCH
 MAY
 NEW LEAVES
 PLANTING

RAIN
 RENEWAL
 ROBINS
 SEASON
 SNOWMELT
 SOFTBALL
 SPRING BREAK
 SPRING CLEANING
 TULIPS
 WARMER
 WET



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

Address Service Requested

March & April 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 Recyclables & Yard Waste Pickup 	2  <i>Read Across America</i> <small>Make Ours Dr. Seuss</small>	3 <i>Employee Appreciation DAY</i>	4
5	6	7  Trash Pickup	8 Recyclables & Yard Waste Pickup 	9	10	11
12  <i>Full Moon</i> <small>DAYLIGHT SAVINGS TIME</small>	13	14  Trash Pickup	15 Recyclables & Yard Waste Pickup 	16	17  <i>HAPPY ST. PATRICK'S DAY</i>	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	1 <i>April</i>  <i>Assessments Due</i>
2	3	4  Trash Pickup	5 Recyclables & Yard Waste Pickup 	6	7	8
9  <i>Palm Sunday</i>	10 <i>Assessments Grace Period Ends</i>	11 <i>Full Moon</i>  <i>Happy Passover</i>  Trash Pickup	12 Recyclables & Yard Waste Pickup 	13	14  <i>GOOD FRIDAY</i>	15
16  <i>Happy Easter</i>	17	18  Trash Pickup	19 Recyclables & Yard Waste Pickup 	20	21	22
23	24	25  Trash Pickup	26 Recyclables & Yard Waste Pickup 	27	28  <i>ARBOR DAY</i>	29
30						