



PEBBLE CREEK AT MEADOW WOODS HOMEOWNERS' ASSOCIATION

October 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

Assessments 2018 - New Coupon Booklets

The coupon booklets for the 2018 Assessments should arrive this month if they have not done so already. Please be on the lookout for this important mailing. The coupon booklet will include your quarterly coupons as well as information regarding on-line bill pay and a change of address form. Just so you are aware, the PO Box listed on the coupon is the address for the Association's bank, Center State. This address is not for DWD Professional Management. Therefore, if you need to send correspondence to DWD, please mail it to: 1101 Miranda Lane, Suite 112, Kissimmee, FL, 34741. In addition, when mailing in your payments, please make your checks payable to **Pebble Creek**

at Meadow Woods HOA. Finally, if you do not receive your coupon booklet by mid-December, please contact our office so that we may mail you a replacement. Remember that it is your responsibility to ensure that your HOA assessments are received in a timely fashion. Your assessments are due on the 1st of each quarter and are considered late after the 10th. Please pay on time so that you can avoid the addition of late fees and interest. We greatly appreciate your cooperation in this matter.

DWD Holiday Hours 2017-2018

Please be advised that the DWD Professional Management office will be closed beginning on Friday, December 22nd at 12 PM through Monday, January 1, 2018 in observance of the Christmas and New Year holidays. Our offices will reopen on Tuesday, January 2, 2018. We hope everyone has a happy holiday season.



Playing In the Streets

Please be aware that the streets are the property of the Association. The Association wants to remind everyone that there is no playing in the streets, especially after dark. This includes soccer, football and basketball. Thank you.

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. With the holiday season, this also includes leaving any valuable holiday decorations outside throughout the evening hours. If you notice anyone suspicious within the community, please call the Orange County Sheriff's Department at 407-836-4357. Thank you.

Winter Holiday Safety Tips

from The American Red Cross

Beware of holiday lighting. Take care when burning candles. Be sure they are kept away from decorations or other combustible materials. Don't leave children unattended in a room with lit candles, and always keep candles, as well as matches and lighters, out of the reach of children.

Never display lighted candles in win-

dows or near exits. Decorate only with flame-retardant or non-combustible materials.

Keep Christmas trees fresh. Choose a fresh Christmas tree and secure it in a sturdy stand. Place the tree away from heat sources and exits, and water it daily. If you purchase an artificial tree, be sure it is labeled as fire-retardant.

Designate a driver. When attending a party, always designate a non-drinking driver. If you are the host of a holiday gathering, be sure there are non-alcoholic beverages available for guests who are driving.

Buckle up. During the holiday months, people travel more than ever. Wearing a seat belt is the easiest and best way to prevent injury in a motor vehicle collision. Ensure that all passengers in your vehicle are wearing safety belts.

Enroll in a First Aid and CPR course. Although these tips can help prevent an emergency, it is also important to be prepared should an emergency situation arise. To enroll in a first aid or CPR course, contact your local Red Cross. www.redcross.org

Christmas Survival Tips

If you're exhausted just thinking about the holidays, don't be discouraged. Instead pace yourself. Have faith, and follow some of these tips for holiday survival.

Severely curtail baking projects. Find a good bakery or limit your cookie-making to only one kind.

Wrap with a theme. Use the same color paper and bows on all gifts. If you use colors like green and white, you can wrap birthday gifts later in the left-over paper

Never shop on Saturday. Decide what you want, then buy it during the dinner hour on a weekday.

If you're taking a Christmas trip this year, consider skipping your own home decorating. You won't be around to appreciate it anyway.

Avoid weight gain by using the Rule of Half. Put only half of what you think you want on your plate. If portions are given to you, eat only half of everything.

Don't fail to take time for yourself. If nothing else, take long relaxing baths. Too much rush without relaxing time can lead to a rip-roaring headache.

Remember that nothing needs to be perfect, nor will it ever be so. Try to relax, be loving and forgiving to yourself and others.



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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, subcontractors 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

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

December 2017 & January 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
3 Full Moon	4	5  Trash Pickup	6 Recyclables & Yard Waste Pickup 	7  Pearl Harbor Remembrance Day	8	9
10	11	12  Trash Pickup	13 Recyclables & Yard Waste Pickup  Hanukkah	14	15	16
17	18	19  Trash Pickup	20 Recyclables & Yard Waste Pickup 	21	22 DWD Professional Management Closed at noon	23
24 	25  DWD Professional Management Closed	26 DWD Professional Management Closed  Trash Pickup	27 Recyclables & Yard Waste Pickup  DWD Professional Management Closed	28 DWD Professional Management Closed	29 DWD Professional Management Closed	30
31 	1 <i>January</i> DWD Professional Management Closed Assessments Due	2  Trash Pickup	3 Recyclables & Yard Waste Pickup 	4	5	6
7	8	9  Trash Pickup	10 Recyclables & Yard Waste Pickup  Assessments Grace Period Ends	11	12	13
14	15 	16  Trash Pickup	17 Recyclables & Yard Waste Pickup 	18	19	20
21	22	23  Trash Pickup	24 Recyclables & Yard Waste Pickup 	25	26	27
28	29	30  Trash Pickup	31 Recyclables & Yard Waste Pickup  Full Moon			