



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 Remain the Same

Recently the Board of Directors met to discuss the Budget for next year. The Board has voted to maintain the Assessment at the current level for next year. This means your assessment will remain \$190.00 per quarter for the year 2018. Thank you.

4th Quarter Assessment Reminder

Please remember that your fourth quarter assessment of \$190.00 was due on October 1st. Payments received after the 10th of October are 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 October in order to avoid the late fee. In order to avoid the application of interest each month, the ac-

count 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.

Quiet Hours

We know and understand that everyone wants to relax and have a good time at home. Sometimes this good time can become a little too much for your neighbors. We just want to make sure that everyone understands that their neighbors may not want to share in the good time. Please be respectful of your neighbors.

Please be aware that Orange County Sheriff's Department does not have any set time for enforcing noise. According to our local deputy the Disturbance of the Peace Statute is enforceable any time of day. If a resident feels that his or her peace is being disturbed, all he or she has to do is call the Sheriff's office to file a complaint. Once that is done, the Sheriff's office will send a deputy to request the responsible party to tone down their gathering. If a second request is made concerning the same disturbance the Sheriff's Department will arrest the responsible party. We all hope this doesn't happen and we

Continued on page 2

Quiet Hours

continued

can all understand the needs of our neighbors. Thank you.

Architectural Changes Needed After Hurricane Irma

The Board of Directors is aware that a few 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. The Architectural Review Committee will expedite these applications. 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.

Hurricane Irma - Orange County Debris Pick-Up

The Association was originally informed by Orange County that they would arrange for debris pick-up in our community as long as we provided them with permission to enter. The county stated that HOA permission was required since their sub-contractors would be entering our gated, private community. We provided the county with this permission as requested, and then were later informed that FEMA guidelines do not permit them to enter private property (even

with our permission).

Unfortunately, this means that your hurricane debris must be disposed of using another method. The county has requested that homeowners dispose of vegetative debris the same way that you do for normal yard waste. Therefore, please use the following guidelines per the county:

- Limit yard waste to three cubic yards (about one small pickup truck-load) per household per week.
- Use your own garbage cans or plastic bags for collection. Cans and bags must be 50 gallons or less and weigh less than 60 pounds each when full. Cans must be waterproof with a tight-fitting lid and have handles on the sides.
- Don't mix yard waste with garbage.
- Bundle limbs, palm fronds, and similar items with string. Keep bundles three feet long or less. Limit weight to less than 60 pounds.
- Remember to place all debris on the curb. Do not place debris in the roadway, on sidewalks or near fire hydrants.

In addition, Orange County has debris drop-off sites (for vegetative debris only) from 7 AM-7 PM seven days a week. The debris drop-off sites are as follows:

- Barnett Park - 4801 W Colonial Dr.
- Conway Water Treatment Plant - 3590 Manatee St.
- Cypress Grove Park - 290 Holden Ave.
- Fort Christmas Park - 1300 Fort Christmas Rd.
- Harrell Road - 8503 Trevarthon Rd.
- Meadow Woods Park - 1751 Rhode Island Woods Cir
- NW Water Treatment Plant - 701

W McCormick Rd.

- Rose Place Park - 8200 Old Winter Garden Rd.
- Across from Eastern Regional Park - 3800 S. Econlockhatchee Trl.
- West Beach Park Addition - 9227 Winter Garden Vineland Rd.

The Meadow Woods Park drop-off site highlighted above is the closest location to our neighborhood. The county requests that you bring a photo ID to the drop-off site to show that you are an Orange County resident. Finally, for large bulk items or any construction debris, please call Orange County's Solid Waste hotline at 407-836-6601 to arrange a day for pick-up.

We apologize for any inconvenience this may cause you. We wish that the county had provided us with better options. We do understand that this clean-up process can be stressful, and may take some time. Therefore, please do your best to remove the debris safely, and, if you need assistance, contact our office at 407-251-2200.



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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

November & December 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 Recyclables & Yard Waste Pickup 	2	3	4 Full Moon
5 	6	7 Trash Pickup 	8 Recyclables & Yard Waste Pickup 	9	10	11 
12	13	14 Trash Pickup 	15 Recyclables & Yard Waste Pickup 	16	17	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	1 December	2
3 Full Moon	4	5 Trash Pickup 	6 Recyclables & Yard Waste Pickup 	7 	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	23
24 	25 	26 Trash Pickup 	27 Recyclables & Yard Waste Pickup 	28	29	30
31 						