



PEBBLE CREEK AT MEADOW WOODS HOMEOWNERS' ASSOCIATION

September 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

4th Quarter Assessment Reminder

Please remember that your second quarter assessment of \$190.00 is due on October 1st. Payments received after the 10th of October 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 October 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.

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@dwdpm.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.

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
























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

Address Service Requested

October & November 2017

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