



WILLOWBROOK at Meadow Woods

A Newsletter By and For the HOMEOWNERS of Willowbrook at Meadow Woods Homeowner's Association

WILLOWBROOK AT MEADOW WOODS HOMEOWNERS' ASSOCIATION

Board of Directors

Directors

Jose Diaz
James Steele
Chris Wardwell

www.willowbrookatmeadowwoods.com

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
info@dwdpm.com
407.251.2200 phone
800.759.1820 fax
DWD Professional
Management, LLC
1101 Miranda Lane • Suite 112
Kissimmee, FL 34741

From Our Management Company

Submitted by
Carey Webb,
DWD Professional
Management



Violation Letter Procedures

The community management company is tasked by the Board of Directors each month to complete an inspection of all properties within the community. If the management company finds a home in violation of the governing documents, they will send a violation letter describing the issue to the owner of the property.

If you receive a violation letter, please correct the issue as quickly as possible so that you are in compliance with the governing documents. If you cannot make the requested change right away due to a financial hardship, medical emergency, or another personal reason, the best course of action is to communicate with the management company. They will assist you so that you may make the

changes on a schedule that works for you and your family. If you for any reason do not understand the reason for the violation letter or if you disagree with the violation, again the best course of action is to communicate with the management company. They will discuss the violation with you and provide you with pictures from the day of the inspection so a resolution may be reached.

The goal is for all owners to be in compliance with the rules of the community in order to maintain your property values and to make the community a desirable place to live. If you choose to ignore these letters, the only course of action for the Association to obtain compliance is through an attorney. This costs the Association money that should otherwise go to improvements within the community. Therefore, the best way to handle any disagreement over a violation, is through communication. We greatly appreciate your cooperation in this matter. If you have any questions or concerns, please feel free to contact the management office.

Garbage Cans

It has come to the Board's attention that many of the residents in your community are putting the garbage cans out a day or two before garbage collection day. In some instances garbage cans may be left out on the curb for three to four days at a time. Per your community documents this is not allowed. All garbage cans are to be stored from view of the road unless they are being placed out for garbage collection. The Board has asked that all residents place their garbage containers out on the curb no earlier than 6 pm the night before collection, and they must be returned to their proper storage places by 6 pm the day of collection. Thank you for your understanding and cooperation with this matter.

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., 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 the 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 the following:

1. Two (2) copies of the property survey that show the location of the proposed change, alteration, renovation or addition.
2. Two (2) drawings of your plan(s).
3. 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, we will mail you the letter of approval or denial. Please make sure you do not

proceed with any improvements until you have heard from the Committee. I hope this helps everyone understand the Architectural Review process a little better. If this still leaves you with any questions, please feel free to contact our office.



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Suspicious Activity

If your neighbor is a seasonal resident, or the property next to your home is empty due to foreclosure, please be on the lookout for any suspicious activity. Also, if you see people walking through the neighborhood looking into vehicles, looking into the windows of a home, trying to force open a door, or any other suspicious or illegal activities, please call the Orange County Sheriff's Department at (407) 836-4357. **The Sheriff's Department is the only organization charged with the protection of your property, and they are the only organization with the authority to approach and stop these people and their activities.** Thank you.

Curbside Collection Program 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 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-projection 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.

Community Website

A community website is available at the following address: www.willowbrookatmeadowwoods.com. Please use the website to access your community's governing documents, make on-line payments, report maintenance issues, request information, obtain Architectural Review Change applications, and learn about upcoming events and Board meetings.

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.

Continued on page 4

Pet Chaining... continued



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

Everyday Energy Saver

Programmable thermostats automatically adjust your home's temperature settings, allowing you to save energy while you're away or sleeping. Through proper use of pre-programmed settings, a programmable thermostat can save you about \$150 every year in energy costs. The thermostats are more convenient and accurate than manual

thermostats and improve your home's comfort, contain no mercury and are better for the environment, since using less energy helps reduce greenhouse gas emissions associated with energy production.

Lighten Up!

Installing compact fluorescent light (CFL) bulbs in place of standard incandescent bulbs can save you as much as \$40 a year in energy costs by changing out just one 60-watt incandescent with a 14-watt fluorescent lamp. CFL bulbs will also last up to 13 times longer. If you need more light, a long-lasting 27-watt CFL provides as much light as a 100-watt standard incandescent, at about one-fourth the operating cost and one-fourth the heat output. Unlike a few years ago, you can now find CFL bulbs in many different shapes and wattage.

Free Things to Do in Orlando

Orlando is a destination filled with fun things to do. There are many events and venues that are free of charge, and they are just as fun as our world-class theme parks and attractions. Here is a list of all of the free things to do in Orlando.

Arts & Culture:

Orlando has a vibrant arts and cultural community, and there is never a shortage of free museum passes, art viewings and tours in Orlando. Arts and cultural venues in Orlando are often free or

discounted and have something for everyone to enjoy.

-**The Cornell Fine Arts Museum**, which sits on the campus of Rollins College, boasts a collection that includes the works of Henri Matisse, Pablo Picasso and Thomas Moran, among others. Free admission with any valid student ID

-**The Charles Hosmer Morse Museum of American Art** contains one of the world's most impressive collections of famed artist Louis Comfort Tiffany. Free Fridays between 4 pm and 8 pm November through April.

-**The Zora Neale Hurston National Museum of Fine Arts** takes you on a stroll through history starting with the author's humble beginnings and displays creative works of other artists of African descent. Donations are accepted.

-**The Holocaust Memorial Resource and Education Center of Florida** presents an overview of the history of the Holocaust and serves as a memorial to victims. The center also hosts many educational events, films and seminars. Donations are accepted.

-**The Winter Park Historical Museum** houses a photo timeline of the history of Winter Park and features changing themed exhibits.

-**CityArts Factory** is an eclectic collection of art galleries in downtown Orlando showcasing local and international artists. Free admission Tuesday through Saturday from 11 a.m. to 6 p.m.

-**The Grand Bohemian Gallery** in Orlando has two locations in downtown Orlando and Celebration. Both feature a

Continued on page 5

Free Things to Do...

continued

variety of art, including jewelry, glass and sculpture.

Parks & Nature:

Orlando's natural beauty and landscape make it a great place for soaking up the sun and enjoying the outdoors. Many of Orlando's parks and gardens offer free admission on certain days or every day.

-**Black Hammock Adventures on Lake Jessup** offers free live alligator and bird exhibits. At the Lazy Gator Bar, guests can join the deck party every Friday and Saturday night and listen to free, live music.

-**Harry P. Leu Gardens** offers free admission from 9 a.m. to 5 p.m. on the first Monday of every month.

-**Called Central Florida's "secret garden"**, the 5.22 acre Kraft Azalea Gardens is located on Lake Maitland in Winter Park and open from 8 a.m. to dusk. Most of all, it's free.

-**University of Central Florida's Arboretum** is home to more than 600 plant species on an 80-acre property. Visitors can walk through a self-guided tour to view an impressive number of native plant species.

-**The Winter Park Farmer's Market** is held from 7 a.m. to 1 p.m. every Saturday. Local vendors and farmers sell their homemade and homegrown specialties, including fruits, vegetables, organic produce, baked goods and more.

-**Lake Eola Park** is a 43-acre recreational area in the heart of downtown Orlando. Visitors can picnic along the shore, enjoy one of the many free concerts at the

amphitheater, feed the resident swans or stop by the farmer's market on Sundays.

-**Fort Christmas Historical Park** is a little slice of old Florida. Visit the fort, the historical homes on site and the gift shop.

-**Big Tree Park** in Sanford features 11 acres of natural vegetation and wetlands.

-Camp out and roast marshmallows with Disney characters Chip n' Dale at **Disney's Fort Wilderness Resort** for free. The evening sing-a-long around the campfire includes a viewing of a Disney movie. Starts at 7:30 p.m.

Food & Wine:

Think we don't have signature vineyards in Florida? Think again. And with a large variety of dining, foodies can find many free eats and events that revolve around eating and drinking.

-**Lakeridge Winery & Vineyards**, which sits on 80 breathtaking acres just north of Orlando, offers free tours, tastings and many free festivals and events.

-**The Orlando Brewing Company** near downtown Orlando is the only organic brewery and tap room in the Southeast and one of only 10 in the United States. Each weekend, there are free brewery tours, free Wi-Fi and free live entertainment.



Train Ticket

Three women and three men are traveling by train to the football game. At the station, the

three men each buy a ticket and watch as the three women buy just one ticket. "How are the three of you going to travel on only one ticket?" asks one of the men. "Watch and learn," answers one of the women.

They all board the train. The three men take their respective seats but all three women cram into a toilet together and close the door. Shortly after the train has departed, the conductor comes around collecting tickets. He knocks on the toilet door and says, "Ticket, please." The door opens just a crack, and a single arm emerges with a ticket in hand. The conductor takes it and moves on.

The men see this happen and agree it was quite a clever idea; so, after the game, they decide to do the same thing on the return trip and save some money. When they get to the station they buy a single ticket for the return trip but see, to their astonishment, that the three women don't buy any ticket at all!! "How are you going to travel without a ticket?" asks one perplexed man. "Watch and learn," answer the women.

When they board the train, the three men cram themselves into a toilet, and the three women cram into a toilet just down the way. Shortly after the train is on its way, one of the women leaves her toilet and walks over to the toilet in which the men are hiding. She knocks on their door and says, "Ticket please."

Happiness is a journey, not a destination; happiness is to be found along the way not at the end of the road, for then the journey is over and it's too late. The time for happiness is today not tomorrow.

-Paul H. Dunn



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

WILLOWBROOK AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC.
MAIL OR EMAIL FORM TO: 1101 Miranda Lane, Suite 112 Kissimmee, FL 34741
PHONE: 407-251-2200 FAX: 800-759-1820 EMAIL: info@dwdpm.com

ARCHITECTURAL REVIEW BOARD (ARB) APPLICATION

Owner Name: _____ Tenant Name: _____

Property Address: _____

Mailing Address: _____

Phone(s) Home: _____ Work _____ Fax: _____

In Accordance with the Declaration of Covenants, Conditions and Restrictions and the Association's Rule and Regulations, installation must conform to this approval and the Association's guidelines.

I hereby request consent to make the following changes, alteration, renovations and /or additions to my property.

Fence Swimming Pool Lawn Ornament Screen Enclosure Landscaping

Patio Exterior Color Lawn Replacement Other _____

Description: _____

Attach two (2) copies of the property survey that shows the locations of the proposed change, alteration, renovation or addition.

Attach two (2) drawings of your plan(s). Attach two (2) color samples, if applicable.

NOTE: 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.

I hereby understand and agree to the following conditions.

1. No work will begin until written approval is received from the Association. You have 60 days from the approval date to complete the work. If not, then you must reapply for ARB approval.
2. All work will be done expeditiously once commenced and will be done in a professional manner by a licensed contractor or myself.
3. All work will be performed timely and in a manner that will minimize interference and inconvenience to other residents.
4. I assume all liability and will be responsible for any and all damages to other lots and/or common area, which may result from performance of this work.
5. I will be responsible for the conduct of all persons, agents, contractors, subcontractors and employees who are connected with this work.
6. I am responsible for complying with all applicable federal, state and local laws, codes, regulations and requirements in connection with this work. I will obtain any necessary governmental permits and approval for the work.
7. Upon receipt, DWD Professional Management, LLC will forward the ARB Application to the Association. A decision by the Association may take up to 30 days. I will be notified in writing when the application is either approved or denied.

ALL HOMEOWNERS ARE RESPONSIBLE FOR FOLLOWING THE RULES AND GUIDELINES OF THE ASSOCIATION WHEN MAKING ANY EXTERIOR MODIFICATIONS.

Signature of Owner(s): _____ Date: _____

DO Not Write Below This Line

This Application is hereby: Approved Denied

Date: _____ Signature: _____

Comments: _____




























Date Received _____ Mailed to Assoc. _____ Mailed to Owner _____



WILLOWBROOK AT MEADOW WOODS
 HOMEOWNERS' ASSOCIATION
 C/O DWD Professional Management, LLC
 1101 MIRANDA LANE • SUITE 112
 KISSIMMEE, FL 34741

Address Service Requested

April & May 2017

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