



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



Assessment Reminder

Please remember that your annual assessment of \$240.00 was due on January 1st. If you have not paid your annual assessment, you have already incurred a late fee. Please contact the management office for your balance so you may bring your account current. Thank you for your cooperation in this matter.

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 look-out 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 re-paint 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

Continued on page 2



Monthly Property... continued

not go onto your property to complete their inspection. Please be kind to the inspectors when they are completing their monthly inspections. The 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 the Board of Directors and to help the community. Thank you for your cooperation regarding these matters.

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 changed, 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.

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.

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Pet Chaining...

continued

- 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

Code Of Ethics For Homeowners

1. I will seek to fulfill my duties and responsibilities as a community association member.
2. I will make myself familiar with my community documents.
3. I will maintain my home in compliance with the standards of my community.
4. I will volunteer to serve on committees of the community association.
5. I will support the duly elected members of my community's leadership.
6. I will pay all assessments on time, including any special assessments.
7. I will speak in a positive way about my community.
8. I will refrain from speaking any negative comments about my neighbors and the Board of Directors.
9. I will cooperate with the association management agent.
I will use my best efforts to promote the happiness and prosperity of my community association.

Here Are A Few Tips To Make Life A Little Easier:

Reheat Pizza

Heat up leftover pizza in a non-stick skillet on top of the stove, set heat to med-low and heat until warm. This keeps the crust crispy. No soggy micro pizza. I saw this on the cooking channel and it really works.

—*Mona, Orlando, FL*

Easy Deviled Eggs

Put cooked egg yolks in a zip lock bag. Seal, mash till they are all broken up. Add remainder of ingredients, reseal. Keep mashing mixture thoroughly, cut the tip of the baggy, squeeze mixture into egg. Just throw the bag away when done...easy clean up.

—*Janet, Killeen, TX*

Expanding Frosting

When you buy a container of cake frosting from the store, whip it with your mixer for a few minutes. You can double it in size. You get to frost more cake/cupcakes with the same amount. You also eat less sugar/calories per serving.

Juicy Lemons

An easy trick to getting more juice out of lemon: Heat it in the microwave for 10 seconds and then roll it under your palm on a hard surface, such as the countertop.

Is It Fresh?

When you go to buy bread in the grocery store, have you ever wondered which is the freshest, so you "squeeze" for freshness or softness? Did you know that bread is delivered fresh to the stores five days a week? Monday, Tuesday, Thursday, Friday and Saturday. Each day has a different color twist tie. They are: Monday = Blue, Tuesday = Green, Thursday = Red, Friday = White and Saturday = Yellow. So if today were Thursday, you would want a red twist tie; not white which is Friday (almost a week old)! The colors go alphabetically by color: Blue-Green-Red-White-Yellow, Monday through Saturday. Very easy to remember: I thought this was interesting. I looked in the grocery store and the bread wrappers do have different twist ties, and even the ones with the plastic clips have different colors. You learn something new everyday! Enjoy fresh bread when you buy bread with the right color on the day you are shopping.

The Healing Power Of Peanut Butter

Want to relive childhood and do something good for your health? Have a peanut butter sandwich. The hearty-healthy unsaturated fats in peanut butter may reduce the risk of cardiovascular disease 21 percent and lower LDL cholesterol 14 percent, according to the researchers at Pennsylvania State University. Although grocery-store

brands have gotten a bad rap for containing harmful trans fats, researchers at the USDA found that the amounts are negligible. Though any kind of peanut butter is high in calories, natural brands do contain slightly less sugar, says Patricia Kearney, a registered dietician for The Peanut Institute in Albany, Georgia. Just avoid reduced-fat versions, which have about the same number of calories as regular peanut butter but less healthy fats and more sugar.

To Speak Or Not To Speak

This is a question that must be considered by anybody who attempts to speak in public.

It's a difficult task to appear before an audience to speak on a topic that is unclear to you, the speaker, or on a topic for which you are unprepared. You run the risk of appearing very unprofessional. Unfortunately, "I take that back" won't work in this situation. In reality words cannot be taken back, because once they are stated, the damage is done. If you are not a skilled speaker, or even if you are, one of the consequences of public speaking is that your words may be misconstrued, and possibly taken out of context. Another consequence is confusing your audience. Also, your audience could tune you out all together, once they have sensed and realized your fear and/or inexperience with public speaking.

Public speaking is difficult. However, there are strategies to prevent some of these negative responses to public speaking. Remember this word: PREP. It

means the following: Point, Reason, Example, and Point. This sets your foundation on what you are speaking about and then you can build on that topic and ultimately deliver a very good public speech, say at a membership meeting. If you have your facts verified and do not talk too long, then people will listen and then want to know what the answer is to what you said. One of the worst things you can do is to have your mind made up as to what the answer should be to what you are presenting in an open meeting. People who are listening to what you have to say will quickly figure out that you have a hidden agenda and that you will only be satisfied if the answer you get is the one you want.

In summary, it is good to make your opinions known when attending a meeting. What is not easy is standing up in front of everyone and talking about an issue. Just remember that the issue will still be there whether you talk about it or not - unless you ask or present your point of view, then how will the correct solution ever get selected. There is no such thing as a dumb question - the only dumb question is the one that was never asked.

Cool Quote

We heard about a neighbor who made a call to an acquaintance recently, and got the following answering machine recording: "I'm not available at the moment, but thank you for calling. Please leave a message after the beep. I'm making some changes in my life and if I don't return your call, you're one of the changes."

What is Mardi Gras Carnival?

“Mardi Gras” literally means “Fat Tuesday” in French. The day is called “Fat Tuesday” because it is the last day before Lent, the season of prayer and fasting observed by the Roman Catholic Church (and many other Christian denominations) during the forty days before Easter Sunday.

The tradition of celebrating on the day before Lent goes back at least to medieval times, when many kings and lords knighted young men and held feasts in their honor. Mardi Gras in New Orleans dates back all the way to the late seventeenth century, when the city was founded by Jean Baptiste LeMoynes, Sieur de Bienville, and Pierre LeMoynes, Sieur de Iberville. In fact, one of the first New World locations that they named was Bayou Mardi Gras.

Mardi Gras was celebrated throughout the period where New Orleans was under control of the French, then the Spanish, then back to the French. The English and their American descendants from the original thirteen colonies didn't take the Carnival season as seriously as the local residents, but the Americans didn't do anything to stop the celebration of Mardi Gras after the signing of the Louisiana Purchase in 1803 nor after Louisiana became a state. The Americans may have been officially in control of New Orleans, but the Creoles who made up the upper-crust of New Orleans society were primarily of French and Spanish descent, so the religious traditions of the Continent continued to dominate.

The Carnival season in the first half of the nineteenth century was not a calm, quiet celebration. In fact, the citizens of New Orleans got so wrapped up in Mardi Gras that street masking was banned by the authorities by the 1830's. This didn't deter the hardcore participants one bit. By the 1840's, there was so much drunkenness and disorder in the city that there was strong sentiment for banning all public celebrations of Mardi Gras. Carnival was rescued, however, by six young men from Mobile. They formed the Mystick Krewe of Comus, a social club that staged the first New Orleans Carnival parade on the evening of Mardi Gras in 1857. Naming one of their number the king of the krewe (the word being deliberately spelled that way to show they were an elite society), they paraded through the streets of the French Quarter on two mule-driven floats. Others picked up on the notion of parading during Carnival, but the Civil War put a damper on public observance of Mardi Gras.

After the war, however, several other krewes formed and put on parades on the days leading up to Mardi Gras. By 1871, Comus had been joined by the krewes of Proteus and Momus, and a new group formed that year, known as the School of Design. The School of Design decided to stage their parade during the day on Mardi Gras, and they proclaimed that their king was to be Rex, the King of Carnival.

From the 1870's up to the present, new krewes continue to form, as groups of friends, neighbors, business associates, etc., decide they want to celebrate Carnival by parading through New Orleans. A moratorium on street parades was imposed by the New

Orleans City Council in the 1970's, but the hard economic times of the 1980's as well as the controversy that erupted over the passage of an “anti-discrimination” ordinance aimed at Carnival krewes by the City Council in 1992 have opened up slots in the parade season's schedule, so new krewes are forming and parading.

The future of Carnival in New Orleans is a hotly debated topic, but one thing is for certain: there will always be a future for Carnival.

What happens during Carnival?

The Carnival season officially begins on January 6th, which is Twelfth Night, the Feast of the Epiphany. Twelfth Night is the date that marks the end of the Christmas season and the beginning of the countdown to Lent. There are two official celebrations that mark the beginning of Carnival: The bal masque of the Twelfth Night Revelers, and the ride of the Phunny Phorthy Phellows along St. Charles Avenue. From January 6th on up to three weeks before Mardi Gras, Carnival organizations hold parties, dances and balls, mostly on weekends.

About three weekends before Mardi Gras, the parades begin. From the second weekend before Mardi Gras up to Fat Tuesday, there is at least one parade each night in the city, Metairie, or on the West Bank. The entire celebration culminates on Fat Tuesday, with the entire city taking the day off to eat, drink, parade and party. Carnival officially comes to a close promptly at midnight on Fat Tuesday, when the police begin clearing the streets of the French Quarter. On a more civilized level, Carnival officially closes with the meeting of the courts of Rex and Comus at the ball of the Mystick Krewe of Comus.

Mardi Gras Word Search

Mardi Gras is one of the most exciting holidays in the world, with its bright colors and parades. Learn about Mardi Gras by completing this difficult word search.

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

Flambeaux
 MardiGras
 KingCake
 Floats
 Lundigras
 Carnival
 Costume
 Europe
 France

Music
 Party
 Parades
 Purple
 AshWednesday
 Coconut
 Dancers
 Doubloon
 FatTuesday

Green
 Gold
 Mask
 NewOrleans
 Queen
 Maskers
 LundiGras
 Pancake
 Beads

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

Address Service Requested

February & March 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 Recyclables & Yard Waste Pickup 	2 	3 	4
5	6	7 	8 Recyclables & Yard Waste Pickup 	9	10 Full Moon	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 	1 Recyclables & Yard Waste Pickup  March	2 	3 Employee Appreciation DAY	4
5	6	7 Trash Pickup 	8 Recyclables & Yard Waste Pickup 	9	10	11
12 Full Moon 	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	31	