



# 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](http://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

## SunRail Project - Meadow Woods Station

The SunRail's southern expansion into the Meadow Woods area began in November of 2016, and our community is now seeing much of their progress. The Meadow Woods SunRail station will be located off of S. Orange Avenue and Fairway Woods Boulevard. The project will connect Orange and Osceola counties and it is expected that the SunRail trains will begin services on this segment of the rail in early 2018.

Below is an aerial picture of showing the existing railroad tracks (marked with a dotted line). The SunRail tracks will run parallel to these existing tracks.



If you have any questions or concerns regarding the SunRail expansion, please contact Customer Service at the SunRail Operations and Control Center. You may reach them by email at [info@sunrail.com](mailto:info@sunrail.com), by phone at 1-855-724-5411, or visit them on the web at <http://sunrailcorp.wpengine.com/>.

## Holiday Decorations

Sadly, the holidays are now over, and it is time to remove your decorations from the outside of your home. Please remove all holiday decorations if you have not done so already. We greatly appreciate your cooperation.

# Annual Assessment 2017

Please note that your 2017 annual assessment in the amount of \$240.00 was due on January 1st. If you have not already made this payment, please make your check or money order payable to **Willowbrook at Meadow Woods HOA** and mail it to our offices located at 1101 Miranda Lane, Suite 112, Kissimmee, FL 34741. Please also include your property address and/or account number on the memo line of your payment. We greatly appreciate your cooperation in this matter. If you have any questions or concerns regarding your assessment payment, please feel free to contact our office.

## 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**.

**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](mailto: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 the garbage collection program, please contact the Orange County Solid Waste Department. You may reach them by email at [Solid.Waste@ocfl.net](mailto:Solid.Waste@ocfl.net) or by phone at 407-836-6601.

## Suspicious Activity

With the onset of cooler weather and the approach of winter, there may be an increase in activity around Central Florida concerning people entering empty homes to find shelter. 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, into the windows of a home, trying to force open a door, or any other suspicious activity whatsoever, 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.

## QUOTES

"Have the courage to follow your heart and intuition. They somehow already know what you truly want to become. Everything else is secondary."

- Steve Jobs

A New Year's resolution is something that goes in one Year and out the other.

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 PHONE: 407-251-2200 FAX: 800-759-1820 EMAIL: [info@dwdpm.com](mailto: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

# January & February 2017

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