



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



Front Entrance Landscaping

Over the course of the next several months the Association will be repairing the irrigation in the entrance areas of the community and will then start with the planting of new landscaping. This will be an ongoing project that will take several months to complete. Please keep an eye out for the improvements coming this summer and fall.

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

10) Garbage/recycle bins in view from the street

Continued on page 2



Monthly Property... continued

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 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.

If the inspectors find any problems with the exterior of your home, the management company will send you a letter notifying you of the violation. If you receive a violation letter, please feel free to contact the management company via email or by phone if you have any questions or if you need more time to correct the area of concern. The management company will work with you to make the needed improvements. Communication is very important so we can work together to maintain and improve our property values. Thank you for your cooperation regarding these matters.

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.

Sales Tax Holiday

August 4 - 6, 2017

Florida's 3-Day Back-To-School Sales Tax Holiday is almost here. Savings begin at 12:01am Friday, August 4, 2017 and ends on Sunday, August 6 at 11:59pm. During the sales tax holiday period, Florida law directs that no sales tax or local discretionary sales surtax will be collected on purchases of:



- Clothing, footwear and certain accessories selling for \$60 or less per item
- Certain school supplies for \$15 or less per item, and
- Personal computers and certain computer - related accessories, selling for \$750 or less per item

For a comprehensive list of exempt and non-exempt items, visit the Florida Department of revenue website: www.floridarevenue.com.

Did You Ever Wonder

If the sky is the limit, then what is space, over the limit?

Are children who act in rated 'R' movies allowed to see them?

QUOTES

An archaeologist is the best husband any woman can have; the older she gets, the more interested he is in her.

-Agatha Christie

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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

August & September 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	 Trash Pickup	2  Recyclables & Yard Waste Pickup	3	4	5
6	7 Full Moon	 Trash Pickup	9  Recyclables & Yard Waste Pickup	10	11	12
13	14	 Trash Pickup	16  Recyclables & Yard Waste Pickup	17	18	19 
20	21  National Senior Citizens Day	 Trash Pickup	23  Recyclables & Yard Waste Pickup	24	25	26
27	28	 Trash Pickup	30  Recyclables & Yard Waste Pickup	31	1 <i>September</i>	2
3	4  LABOR DAY	 Trash Pickup	6  Recyclables & Yard Waste Pickup Full Moon	7	8	9
10  HAPPY GRANDPARENTS DAY	11  9-11-01 Patriot Day	 Trash Pickup	13  Recyclables & Yard Waste Pickup	14	15 	16
17	18	 Trash Pickup	20  Recyclables & Yard Waste Pickup	21  Rosh Hashanah	22	23
24	25	 Trash Pickup	27  Recyclables & Yard Waste Pickup	28	29	30  Yom Kippur

