



# Greenpointe

## at Meadow Woods

A Newsletter By and For the  
HOMEOWNERS AND RENTERS of  
Greenpointe at Meadow Woods  
Homeowners' Association  
[www.greenpointeatmeadowwoods.com](http://www.greenpointeatmeadowwoods.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

### GREENPOINTE AT MEADOW WOODS HOMEOWNERS' ASSOCIATION

#### Board of Directors

President  
Jodi Santiago  
Director  
Louis Ortiz

## From Our Management Company

Submitted by  
Carey Webb,  
DWD Professional Management



## Noise and Music

We know this is the season when we love spending time outside with our friends and family, but please be considerate of your neighbors. Loud music, especially after midnight, can be disturbing. You do not know if your neighbor is sick or has to wake up early in the morning to go to work. If you have a noise complaint or concern, please contact the Orange County Sheriff's Department. This is not an Association matter and must be handled directly with the Sheriff's Department.

## Pets

Many of the residents in our community are pet owners. As many of you know, owning a pet is a wonderful experience, however, having a 4-legged addition to your

family also brings many responsibilities.

If you own a pet, then one of your responsibilities is picking up after your pet. When you live in a community, you cannot just let your pet 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 of in a waste receptacle. By not leashing or picking up after your pet, you are breaking county ordinances and this may lead to county fines when you are reported. Thank you for your understanding and cooperation with this matter.

## Orange County 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

Continued on page 2



Orange County Bulk ...  
*continued*

**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 this 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.

## Parking Regulations

The Board would like to remind all residents regarding the parking regulations for our community. According to the Association's documents in Article VIII, Section 19: "All vehicles of any Owner must be parked in the driveway and garage of the Owner's Lot. Owner's vehicles shall not be parked on the lawns of any Lot nor shall any Owner's vehicles be

parked on the streets of the Property." The Board requests that all residents follow these regulations for the safety and well being of our neighborhood. When several cars park in the street, it is difficult for emergency vehicles and waste removal trucks to get through. The Board requests your cooperation by parking in your garage or driveway. Thank you for your assistance in this important safety matter.

## Please Secure Valuable Items

Please make sure your cars are locked at night, and that all valuables that do not have to be in your car are removed on a nightly basis. If you notice anyone suspicious within the community, please call the Orange County Sheriff's Department at (407) 836-4357. Thank you.

## Ouch! Could you pass the Honey?

The next time mom tries to treat your burn with butter, ask for a dab of honey instead. The science is on your side and you'll be more likely to avoid a nasty infection. Several new studies have concluded that burns treated with honey and wrapped with gauze healed faster on average than burns treated with antibiotic creams. It appears the sweet stuff contains antibacterial and anti-inflammatory properties that may promote healing.

## Detoxifying Salt Soak Formula

Inspired by Home Enlightenment, by Annie B. Bond

This marvelous soak relaxes muscles, draws toxins from the body, and contains a natural sedative to help your nervous system relax and unwind. It is also a natural emollient and exfoliant—and it reduces swelling. All this in one simple formula!

You may want to keep some of this magic mixture on hand. Try it here:

### INGREDIENTS

- 1 cup sea salt
- 2 cups baking soda
- 1 cup Epsom salts
- 1 to 2 tablespoons pure vegetable glycerin per bath (available from your local health food store)
- 4 to 6 drops essential oil per bath (lavender, sandalwood, or ylang ylang would be nice choices)

1. Combine the dry ingredients in a bowl, stirring to blend. Add 1/4 cup to your bath while the tub fills.

2. Add the glycerin to the bath to prevent drying (feel free to use less if your skin is oily, or more if your skin is dry) and the drops of essential oil.

3. The dry mixture will keep indefinitely in a glass jar with a screw lid. Makes 4 cups (enough for 16 baths).



**GREENPOINTE AT MEADOW WOODS HOMEOWNERS ASSOCIATION, INC.**

MAIL OR FAX 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 Rules 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 THEIR 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: \_\_\_\_\_














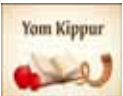











Comments: \_\_\_\_\_

Received \_\_\_\_\_ Mailed to Assoc. \_\_\_\_\_ Mailed to Owner \_\_\_\_\_ Date \_\_\_\_\_

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

Address Service Requested

# September & October 2017

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