

Greenpointe at Meadow Woods

A Newsletter By and For the
HOMEOWNERS AND RENTERS of
Greenpointe at Meadow Woods
Homeowners' Association
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
Jack Feliciano
Director
Louis Ortiz

From Our Management Company

*Submitted by
Carey Webb,
DWD Professional
Management*

Monthly Property Inspections and Notifications

The community management company is tasked by the Board of Directors each month to complete inspections 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 on 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 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

Continued on page 2



Association Payments... continued

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.

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.

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 painting your home, 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. 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 we hear back from the ARC, we will contact you. We usually call or e-mail the owner, and then we will mail an official approval or denial letter. 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.

Finally, please be aware that if you plan to paint your home that the body of the home and the garage door color must be the same, and the front door and trim of the home must be white. Please keep this in mind when you fill out your Architectural Review Change application.

Thank you for your cooperation in this matter.



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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.

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

Pool Rules

Please be advised that the pool closes at sundown every day. No unauthorized people may enter the pool after this time. Many people ask why the Association has chosen to close the pool at sundown. The answer is simple. **We did NOT choose this time.** The State of Florida decided this for us! **Since there is not enough light per State guidelines, we must close the pool when the sun goes down.**

Next, there is a list of pool rules located in the pool area. Please take a minute and review these rules. One of the most important rules is the age limit for use. If you are under the age limit, **you may NOT use the pool without a parent or guardian being present.** Accidental drowning in a swimming pool is a leading cause of death in Florida for children. Please be advised there are no lifeguards at the pool, and the

maintenance personnel are not trained in CPR or pool safety. Failure to comply with the Pool Rules may also result in you being asked to leave the area.

Thank you for your cooperation with this matter. If you have any additional concerns or questions regarding this issue, please contact the management office.

Dog Waste

We are aware that many of the residents in your community are pet owners. Owning a pet is a wonderful experience for the "parent" and it brings many joys as well. However, having a 4 legged addition to your family also brings many responsibilities.



If your new bundle of joy happens to be a dog, then one of the responsibilities is picking up after your pet. When you live in a community you cannot just let your dog 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 in a waste receptacle. Thank you for your understanding.

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

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Please Secure Valuables..

continued

suspicious within the community, please call the Orange County Sheriff's Department at (407) 836-4357. Thank you.

Suspicious Activity

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.

Monthly Lawn Care

What to Do Every Month

- Adjust irrigation based on rainfall.
- Deadhead flowers to encourage new blooms.
- Monitor the garden for insects and disease.
- Plant trees, shrubs, and perennials and water until established.

• Mow lawns at recommended heights:

- St. Augustine & Bahia: 3-4"
- Centipede: 1.5-2.0"
- Dwarf St. Augustine: 2.5"
- Zoysiagrass

UF Resources For Gardeners

- UF/IFAS Publications (EDIS)
<http://edis.ifas.ufl.edu/>
- Florida-Friendly Landscaping
<http://fyn.ifas.ufl.edu/>
- Solutions For Your Life
<http://solutionsforyourlife.com>
- Gardening in a Minute Radio Program
<http://gardeninginaminute.com>
- Florida Master Gardener Program
<http://gardeningsolutions.ifas.ufl.edu/mastergardener/>
- Living Green
<http://livinggreen.ifas.ufl.edu/>

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 (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 or by phone at 407-836-6601.

Your Yard

Garden oasis or maintenance nightmare?

For some of us, a yard may be something that demands extra work in our already busy lives, costing us time, money, or frustration. To be sure, landscapes are not maintenance-free, they need a little nurturing to thrive. However, having a yard doesn't have to be drudgery for homeowners. A landscape can be a place that provides relaxation, beauty, or food, even with limited time or resources.

It may not be possible to create a dream garden overnight, but adding a few key plants or features can change how you experience your landscape. If you want to add some instant appeal to your landscape, I would suggest focusing on plants for the senses. Sure, we want our landscapes to look good, but they can also smell, taste, feel, or even sound good.

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Your Yard continued

Here are a few low-maintenance ideas for turning a humdrum landscape into an exotic garden for the senses:

Scent

- Jasmines
- Rosemary
- Sweet Olive Sound
- Water-try a small fountain in

a container water garden or pre-formed pond.

- Bamboo chimes
- Ornamental grasses

Touch

- Ferns
- Silver Sage (*Salvia argentea*)
- Purple Coneflower

Taste

- Lemon Grass
- Pineapple
- Peppers (I have the best luck

with banana peppers and hot peppers)

Sight

• Trees-shade on a summer day is the loveliest sight I've ever seen. Contact Extension to find out how to get a free tree for your yard.

• Pentas-pretty perennials and butterfly attractors.

• Purple Passionflower- a butterfly caterpillar food plant with spectacular blooms.

To enjoy the benefits of your sensory garden, you have to spend time in it. Save some space to sit and relax in your garden. Look closely and you may find a butterfly hatching from its chrysalis. Breathe deeply; listen intently. As your garden grows and changes through the seasons, you may want to take pictures or write your observations in a garden journal.

Wild Animals

Please note that many animals call the woods surrounding Greenpointe home. There are many animals such as birds, rabbits, squirrels and even deer that are harmless and are wonderful to have around the community.

However, on occasion other animals such as poisonous snakes or alligators may be spotted from time to time. If you are



concerned about a nuisance alligator, please call Florida Fish and Wildlife at 866-FWC-GATOR (866-392-4286).

Protect Your Home

You can deter thieves while you're away, and while you're away from home, make sure your personal property doesn't end up in the hands of a burglar. Protecting your home can be as easy as making it look occupied while you're gone. Here are some simple measures you can take that can pay off in security and peace of mind: Leave drapes and shades open. If closed, it's a sign you're gone. Don't stop all deliveries. Have someone you trust pick up mail and newspapers every day. Leave a radio on. It signals to a burglar that someone's home. Also, turn the volume adjustment on your telephone down so a prowler will be less likely to hear the ringing of an unanswered call. Use automatic light timers. Set them to turn lights on and off in different rooms at different times. Park a car in your driveway. If you plan to be

gone for just a few days, park your second car in the driveway, or ask a neighbor to park a car there. This not only gives the impression you're home but also stops burglars from backing up a van and loading your possessions.

Breathe Away the Blues!

1. Choose a quiet spot to sit comfortably.

2. Turn your mind to your breath as you inhale through your nose and exhale through your mouth.

3. Picture a loving image. Such as your pet or your child — whatever means 'love' to you.

4. Inhale as you focus on that picture. Breathe in slowly, imagining you're inhaling loving feelings (warm lights and colors envelop you). With every breath, your mind will feel calmer.

5. When you exhale, feel the bad stuff and thoughts leave your body to the ground.

6. Keep breathing slowly, and feel yourself fill with joy. Repeat anytime you're feeling low!

DOG WASTE

LEASH CURB AND
CLEAN UP
AFTER YOUR
DOG



IT'S REQUIRED BY LAW!

**ORDINANCE #95-32
FINE \$500**

**To report any animal
violation, call:
407-836-3111**

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, quite 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 Phorty 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.

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

February & March 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 Recyclables & Yard Waste Pickup 	2 	3  Wear Red Day	4
5	6	7  Trash Pickup	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  PRESIDENT'S DAY	21  Trash Pickup	22 Recyclables & Yard Waste Pickup 	23	24	25
26	27	28  Trash Pickup 	1 Recyclables & Yard Waste Pickup  <i>March</i> ASH WEDNESDAY	2  Read Across America Date set by Dr. Seuss	3 Employee Appreciation DAY	4
5	6	7  Trash Pickup	8 Recyclables & Yard Waste Pickup 	9	10	11
12  Full Moon DAYLIGHT SAVINGS TIME	13	14  Trash Pickup	15 Recyclables & Yard Waste Pickup 	16	17  HAPPY ST. PATRICK'S DAY	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	