



# 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**  
Jack Feliciano  
**Director**  
Louis Ortiz

## From Our Management Company



Submitted by  
Carey Webb,  
DWD Professional Management

## 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.

## Orange County Sheriff Patrolling the Community

For the last year, your community has been patrolled several days per month by an off-duty Orange County Sheriff's Deputy. The deputy is on patrol to spot suspicious activity, to help enforce traffic laws, and to help the people in communities we manage in Meadow Woods. Over the last

two months in Greenpointe alone, the deputy has made 3 arrests (2 for traffic violations and 1 for drugs) and has issued more than 30 parking citations. If you see the deputy on patrol, and if you have noticed any suspicious activity, please stop the deputy and talk with him regarding your concerns.

Please be aware that the deputy is only able to enforce state law and county ordinances. If you see a community violation (i.e., parking on the grass, people with water balloons in the pool area, etc.), please call DWD Professional Management to address these concerns. Thank you.

## Association Payments and Bank Information

Greenpointe at Meadow Woods HOA payments are due on the 1st of January, April, July, and October. Payments received after the 15th of the aforementioned months will be assessed a \$10.00 late fee and will accrue interest on the last day of every month (Jan.-Dec.). Below please find several different options for making your quarterly payments.

Continued on page 2

## Association Payments... continued

First, you may mail your payment to the address listed in your payment booklet (P.O. Box 22184, Tampa, FL 33622-2184). If you do, your payment will go directly to Center State Bank. The date the bank indicates that your payment was processed or "received" is the date that is electronically forwarded to the management company and that is recorded in your account history. Management does not control when the payment is processed by the bank. Therefore, management cannot change the date when the payment was received. Please allow several business days for these payments to be processed in order to avoid the application of late fees.

Second, you may make your payment on-line at <https://epay.centerstatebank.com//find>. You will need your payment booklet which includes your Management Company ID (DWDP), Association ID (010), and Homeowner Number (this is your account number). Please be advised that Center State will charge a fee for processing credit and debit card payments on-line. However, the fee is the bank's processing fee, and does not go to the management company or to the Association.

Finally, you may set up direct debit with Center State by following the instructions in your payment booklet. You will send the application form and a voided check directly to our office for processing (1101 Miranda Lane, Suite 112, Kissimmee, FL 34741). Once we process your application, the bank will automatically withdraw your monthly assessment

on the 5th of each quarter. If you have previously set-up automatic draft with Center State Bank, you do not need to send in a new application to continue this service.

However, if you would prefer not to make your payments through Center State Bank, you may either mail in or drop off your payments directly to **our office which is located at 1101 Miranda Lane, Suite 112 Kissimmee, FL 34741**. We will take your payments with or without the coupon, and you will receive a receipt with the date the payment was received upon request. The management company's hours of operation for walk-ins are Monday through Thursday, 9:00 AM to 1:00 PM and Friday, 9:00 AM to 12:00 PM. If you are unable to stop by the office during those times, you may call our office to set up an appointment. If you have any questions regarding these payment procedures, please feel free to contact us by phone at 407-251-2200 or by e-mail at [info@dwdpm.com](mailto:info@dwdpm.com).

## 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

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Monthly Property...  
continued

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 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.



# 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 our community showing the existing railroad tracks behind Woodbay Court. The SunRail tracks will run parallel to the existing tracks (existing tracks marked with a dotted line below).



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/>.

## 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.

## 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 4



## Bulk Pick Up Instructions

*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 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.

## Noise and Music

We know this is a holiday season where we love spending time 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 this situation occurs, please contact the Sheriff's

Department. This is not an Association matter and must be handled directly with the Sheriff's Department.

## Dog Waste

It has come to the Board's attention 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.

## Do Not Litter In the Conservation Areas

It has come to the Board's attention that some of the current residents of Greenpointe have been throwing their litter into the conservation areas. This is expressly forbidden by the Community's Rules and Orange County Ordinances. Please be aware that you can be fined for throwing your litter into these areas. Please help us to try to make Greenpointe a clean and litter free community. Thank you.

## Top Ten New Year Resolution Ideas

Posted by Blog Guru in: 2017 New Year Resolutions

Again it's a time to make some great New Year Resolution for 2017. A New Year's resolution is a tradition, most common in the Western Hemisphere but also found in the Eastern Hemisphere, in which a person makes a promise to do an act of self-improvement or something slightly nice, such as opening doors for people beginning from New Year's Day.

Here let me share with you some of the very good New Year Resolutions.

### 1. Lose Weight in 2017

This is a favorite for many resolution makers, and it doesn't take much to figure out why.

### 2. Travel More in 2017

It's tempting to want to get out and see more of the world, especially if you feel stuck in your rut or you haven't been anywhere lately. This is one of the most common resolutions; just be sure to be a bit more specific on where you want to go.

### 3. Accomplish the Incomplete

If you still feel that the resolutions you made last year and abandoned midway are worth a second shot, give it another chance! Try to do it this year.

### 4. Monitor Progress in 2017

Resolve this year to monitor how far you are holding on to your

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## Top Ten New Year...

continued

commitment – it will help you to grow more.

### 5. Grow a plant in 2017

No, don't buy a plant and then dutifully neglect it. Plant something and watch it grow. Again, no negligence. Think of it as a fish or something. It's non-intrusive but adds great character to your home. You wouldn't forget to feed your fish would you? (You might and I wouldn't blame you.) Still, adding some greenery to your house is going to help your oxygen intake and make things look nicer – as long as it's green.

### 6. Start a Meditation Practice in 2017

There are scientific studies that show the many benefits of meditating. To name just a few, meditating helps to improve your mood, it reduces stress, it lessens anxiety, and it even increases your brain's gray matter – which is involved in muscle control, sensory perception, decision making, and self-control. In addition, once you get the hang of it, meditating is easy to do.

### 7. Read More Books in 2017

I'll definitely be reading lots of books in 2017, and I encourage you to do the same.

### 8. Create a Positive Attitude in 2017

Having a positive attitude opens your mind to new possibilities; it makes you more resilient and can even help you to live longer. Greet the New Year with a smile and resolve to stay positive, no matter what happens.

### 9. Fun With Family in 2017

Bonding with the family will add a treasure trove of memories for you to cherish all your life.

### 10. Become More Confident in 2017

Confidence can be defined as your belief in your own abilities and in your capacity to get what you want. In turn, the importance of confidence cannot be overstated. Confident people are happier, more relaxed, more likely to take chances, and more likely to succeed.

Fortunately, there are ways to become more confident. These include giving yourself credit for what you do, cultivating your inner advocate, and taking consistent action toward the achievement of your goals.

### Conclusion

A New Year is like a blank notebook. You get to write anything you want in it. Fill the first page of your notebook with your New Year's resolutions.

## 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://gardeningolutions.ifas.ufl.edu/mastergardener/>
- Living Green  
<http://livinggreen.ifas.ufl.edu/>

## Sweet Potatoes

Recipe by Wilma Roberts

Boil 5 large sweet potatoes in a pot for 1 hour, then put in cold or cool water and remove the peels. The peels will come off very easily with your hands after they have cooled so no knife is needed. After potatoes are completely cooled and skins off, cut in rounds about 3/4s inch thick. Place on shallow baking dish or even a cookie sheet with edges.

In a small saucepan melt 1 stick of salted butter slowly so as not to burn. add 1 cup of brown sugar and 1 cup of Karo syrup (light or dark), and simmer on low until mixed.

Pour sauce mixture on each of the rounds. Heat oven to 350 degrees and bake for about 30 minutes, uncovered. Remove from oven and cover top of rounds with marshmallows. Return to oven for 10 minutes to melt Marshmallows.



## 70's Songs

Find and circle all of these songs from the 1970's that are hidden in the grid.  
The remaining letters spell the title of an additional song from the 70's.

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

ANGIE	FAME	LOVIN' YOU	RICH GIRL
BABE	FREE BIRD	LOWDOWN	ROXANNE
BAD BLOOD	GREASE	MACARTHUR PARK	SAD EYES
BETH	HEART OF GLASS	MAGGIE MAY	SIR DUKE
BROWN SUGAR	HOT STUFF	MISS YOU	STAYIN' ALIVE
CAR WASH	HOTEL CALIFORNIA	MONEY	SUPERSTITION
CONVOY	ISLAND GIRL	NIGHT MOVES	THE JOKER
CRACKLIN' ROSIE	JIVE TALKIN'	OHIO	TRAGEDY
CROCODILE ROCK	LAYLA	POP MUZIK	VENUS
DANCING QUEEN	LE FREAK	RHIANNON	WATERLOO
DREAMING	LOLA	RHINESTONE COWBOY	YOUR SONG
DREAMS			

**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

# January & February 2017

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