



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
Louis Ortiz

From Our Management Company



Submitted by
Carey Webb,
DWD Professional Management

3rd Quarter Assessment Reminder

Please remember that your second quarter assessment of \$125.00 is due on July 1st. Payments received after the 15th of July will be assessed a \$10.00 late fee. In addition, any account with a balance at the end of the month incurs interest (January through December). What this means is that the payment needs to be received and processed before the end of business day on the 15th of July in order to avoid the late fee. In order to avoid the application of interest each month, the account must be paid in full (the assessments as well as any late or other fees). All homeowners receive a 15 day grace period for your payments each quarter. However, all payments are due on the 1st day of the quarter.

Orange County Sheriff Patrolling the Community

For the last year or so, 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. 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.

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

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Pool Rules

continued

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.

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 in 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 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.

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.



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

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 	 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 	11 	 Trash Pickup	13 Recyclables & Yard Waste Pickup 	14	15 	16
17	18	 Trash Pickup	20 Recyclables & Yard Waste Pickup 	21 	22	23
24	25	 Trash Pickup	27 Recyclables & Yard Waste Pickup 	28	29	30 

