



# 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

### Mosquitoes

Due to an increased concern with mosquito-borne illnesses, especially concerns regarding the Zika virus, Orange County suggests that all residents take the following measures:

1. Please remove any standing water near your home or any containers where mosquitoes may multiply.
2. When outdoors apply mosquito repellent with DEET. Also, you may want to wear long sleeves, socks and pants outdoors for extra protection.



3. Keep your doors and windows closed. If you open your windows, ensure that all windows have screens.

If you have any additional questions, please visit the Orange County website: [www.ocfl.net/Zika](http://www.ocfl.net/Zika).

### 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).

### Garbage Cans

It has come to the Board's attention that many of the residents in our community are putting the garbage cans out a day or two before garbage collection day. In some instances, garbage cans have been left out on the curb for three to four days at a time. We are also seeing many residents leaving the garbage

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### DWD Closed for Holiday

Please be advised that DWD will be closed July 03 - 04, 2017, in observance of Independence Day. Thank you for your understanding.

## Garbage Cans

continued

cans on the side of their home on non-collection days. Per the governing documents for the community, this is not allowed. All garbage cans are to be stored out of view from the road unless they are being placed out for garbage collection. The Board has asked that all residents place their garbage containers out on the curb no earlier than 6 PM the night before collection, and they must be returned to their proper storage places by 6 PM the day of collection.

If you would like to continue to store your garbage bins outside, a solution that you may use is privacy fencing. You may find privacy fencing at your local home improvement stores. Please see an example of this fencing submitted by one of your neighbors below:



If you have any questions or concerns regarding this matter, please feel free to contact the management company. Thank you for your understanding and cooperation.

## VACATION TIME

### Avoid Becoming a Vacation Victim

Identity theft reached an all-time high in 2016. Thieves preyed on more than 15 million people last year - one of every 16 adults in the

U.S., a 16% increase from the previous year.

One vulnerable target, according to an Experian survey, is people on vacation. They often share trip information on social media, and they have many points of vulnerability from smartphones to credit cards to bank accounts.

### Before leaving home, travelers should:

- Remove unnecessary credit cards from your wallets
- Download an app to help find a lost smartphone
- Stop mail delivery
- Notify credit/debit card providers you'll be traveling
- Notify your bank you'll be traveling
- Keep copies of sensitive information at home in case of loss/theft

### While on vacation, travelers should:

- Be cautious when using public Wi-Fi
- Password protect or encrypt your phone
- Lock sensitive information in a hotel safe
- Don't post travel pictures on social media
- Use a travel wallet/purse for extra security

### After returning home, travelers should:

- Check bank statements for signs of fraud
- Carefully review credit card statements for suspicious activity
- Request and review a credit report for indications of fraud

### "The House I live In"

*What is America to me? A name, a map, the flag I see,  
A certain word, "Democracy" What is America to me?*

*The house I live in, the friends that I have found,  
The folks beyond the railroad and the people all around,  
The worker and the farmer, the sailor on the sea,  
The men who built this country that's America to me.*

*The house I live in, my neighbors white and black,  
The people who just came here, or from generations back,  
The Town Hall and the soap box, the torch of Liberty,  
A place to speak my mind out, that's America to me.*

*The words of old Abe Lincoln, of Jefferson and Paine,  
Of Washington and Douglas, and the task that still remains,  
The little bridge at Concord, where Freedom's fight began,  
Our Gettysburg and Midway, and the story of Bataan.*

*The house I live in, the goodness everywhere,  
A land of wealth and beauty with enough for all to share,  
A house we call Freedom, the home of Liberty,  
And the promise for tomorrow, that's America to me.*

*The town I live in, the street, the house, the room,  
The pavement of the city, or a garden all in bloom,  
The church, the school, the clubhouse, a million lights I see,  
But especially the people, that's America to me.  
But especially the people, that's the true America.*



**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

# June & July 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3
4	5	6 <b>D-Day</b>  Trash Pickup	7 Recyclables & Yard Waste Pickup 	8	9 Full Moon	10
11	12	13  Trash Pickup	14 Recyclables & Yard Waste Pickup  	15	16	17
18 	19	20  Trash Pickup	21 Recyclables & Yard Waste Pickup 	22	23	24
25	26	27  Trash Pickup	28 Recyclables & Yard Waste Pickup 	29	30	1 <i>July</i> Assessments Due
2	3	4   Trash Pickup	5 Recyclables & Yard Waste Pickup 	6	7	8
9 Full Moon	10	11  Trash Pickup	12 Recyclables & Yard Waste Pickup 	13	14	15 Grace Period for Assessments Ends
16	17	18  Trash Pickup	19 Recyclables & Yard Waste Pickup 	20	21	22
23 	24	25  Trash Pickup	26 Recyclables & Yard Waste Pickup 	27	28	29
30	31					