



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

2nd Quarter Assessment Reminder

Please remember that your second quarter assessment of \$125.00 is due on April 1st. Payments received after the 15th of April 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 April 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.

Curbside Collection Program for Orange County Residents Schedule and 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**. The schedule for your community is as follows:

Garbage Collection – Tuesday
Yard Waste and Recycling – Wednesday

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***

Continued on page 2

Curbside Collection... continued

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 this new 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.

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 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, 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.

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.

Continued on page 3



Pool Rules...

continued

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

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://gardeningolutions.ifas.ufl.edu/mastergardener/>

• Living Green

<http://livinggreen.ifas.ufl.edu/>

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.

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.

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.



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

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

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PUBLISHED BY
FOCUS COMMUNITY PUBLICATIONS & PRINTING, INC.
2008 JAFFA DRIVE • UNIT H
ST. CLOUD, FL 34771
PHONE: 407.892.0019
FAX: 407.957.0057
E-MAIL: FOCUSCOMPB@AOL.COM

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.

13 THINGS A BURGLAR KNOWS THAT YOU DON'T

1. Of course I look familiar. I was here just last week cleaning your carpets, painting your shutters, or delivering your new refrigerator.
2. Hey, thanks for letting me use the bathroom when I was working in your yard last week. While I was in there, I unlatched the back window to make my return a little easier.
3. Love those flowers. That tells me you have taste... and taste means there are nice things inside. Those yard toys your kids leave out always

make me wonder what type of gaming system they have.

4. Yes, I really do look for newspapers piled up on the driveway. And I might leave a pizza flyer in your front door to see how long it takes you to remove it.

5. If it snows while you're out of town, let a neighbor to create car and foot tracks into the house. Virgin drifts in the driveway are a dead giveaway.

6. If decorative glass is part of your front entrance, don't let your alarm company install the control pad where I can see if it's set. That makes it too easy.

7. A good security company alarms the window over the sink. And the windows on the second floor, which often access the master bedroom - and your jewelry. It's not a bad idea to put motion detectors up there too.

8. It's raining, you're fumbling with your umbrella, and you forget to lock your door - understandable. But understand this: I don't take a day off because of bad weather.

9. I always knock first. If you answer, I'll ask for directions somewhere or offer to clean your gutters. (Don't take me up on it.)

10. Do you really think I won't look in your sock drawer? I always check dresser drawers, the bedside table, and the medicine cabinet.

11. Here's a helpful hint: I almost never go into kids' rooms.

12. You're right: I won't have enough time to break into that safe where you keep your valuables. But if it's not bolted down, I'll take it with me.

13. A loud TV or radio can be a better deterrent than the best alarm system. If you're reluctant to leave your TV on while you're out of town,

you can buy a device that works on a timer and simulates the flickering glow of a real television. (Find it at <http://www.faketv/.com/>)

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.

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).



Spring

Find and circle all of the words that are hidden in the grid.
The remaining letters spell a message about Spring.

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



ALLERGIES
 APRIL
 BASEBALL
 BEES
 CROCUSES
 CYCLAMENS
 DAFFODILS
 DANDELIONS
 EASTER
 EQUINOX
 FLOWERS

FROGS
 GOLF
 GRASS
 GREEN
 GROWTH
 IRISES
 LILIES
 MARCH
 MAY
 NEW LEAVES
 PLANTING

RAIN
 RENEWAL
 ROBINS
 SEASON
 SNOWMELT
 SOFTBALL
 SPRING BREAK
 SPRING CLEANING
 TULIPS
 WARMER
 WET



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

March & April 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 Recyclables & Yard Waste Pickup  ASH WEDNESDAY	2 	3 Employee Appreciation DAY	4
5	6	7 	8 Recyclables & Yard Waste Pickup 	9	10	11
12 Full Moon 	13	14 	15 Recyclables & Yard Waste Pickup 	16	17 	18
19	20	21 	22 Recyclables & Yard Waste Pickup 	23	24	25
26	27	28 	29 Recyclables & Yard Waste Pickup 	30	31	1  Assessments Due
2	3	4 	5 Recyclables & Yard Waste Pickup 	6	7	8
9 	10	11 Full Moon  Happy Passover	12 Recyclables & Yard Waste Pickup 	13	14 	15 Grace Period for Assessments Ends
16 	17	18 	19 Recyclables & Yard Waste Pickup 	20	21	22
23	24	25 	26 Recyclables & Yard Waste Pickup 	27	28 	29
30						