



# 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*

## 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.

## Noise and Music

We know that summer is approaching and we all will be 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 you have a noise complaint or concern, please contact the Orange County Sheriff's Department. This is not an Association matter and must be handled directly with the Sheriff's Department.

## Pets

Many of the residents in our community are pet owners. As many of you know, owning a pet is a wonderful experience, however, having a 4-legged addition to your family also brings many responsibilities.

If you own a pet, then one of your responsibilities is picking up after your pet. When you live in a community, you cannot just let your pet out and then close the door. Your pet



Continued on page 2



## Pets

*continued*

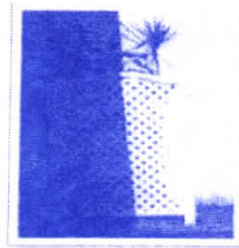
must be on a leash at all times, and any pet waste **MUST** be picked up and disposed of in a waste receptacle. By not leashing or picking up after your pet, you are breaking county ordinances and this may lead to county fines if reported. Thank you for your understanding and cooperation with this matter.

## 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 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.

## 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.

## 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.

## A Time To Remember

For more than one hundred years, Americans have honored those who died defending their country with Memorial Day services. Often there are parades leading to burial sites or the Tomb of the Unknown Soldier. In coastal areas, floral tributes are strewn over the water in loving memory.

We join with our friends and co-workers on May 28th in honoring all of these heroes, known and unknown, who sacrificed their own lives to make our country great.

The world has changed in many ways since brave women of the South visited soldiers' graves after the Civil War on May 30, 1868.

What has never changed is our gratitude to those sons and daughters, fathers and brothers who gave their lives so we might live in this free society.



**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

## May & June 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2  Trash Pickup	3 Recyclables & Yard Waste Pickup 	4  National Day of Prayer	5  CINCO DE MAYO	6
7	8	9  Trash Pickup	10 Recyclables & Yard Waste Pickup  Full MOON	11	12	13
14  Happy Mother's Day	15	16  Trash Pickup	17 Recyclables & Yard Waste Pickup 	18	19	20  Armed Forces Day
21	22	23  Trash Pickup	24 Recyclables & Yard Waste Pickup 	25	26	27
28	29  MEMORIAL DAY	30  Trash Pickup	31 Recyclables & Yard Waste Pickup 	1 <i>June</i>	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  Happy Father's Day	19	20  Trash Pickup	21 Recyclables & Yard Waste Pickup 	22	23	24
25	26	27  Trash Pickup	28 Recyclables & Yard Waste Pickup 	29	30	