



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
Emily Smith
Vice President
Louis Ortiz Rivera
Secretary/Treasurer
Syed Bukhari

From Our Management Company

Submitted by 
Carey Webb,
DWD Professional Management

Assessments Remain the Same for 2018

Recently the Board of Directors met to discuss the Budget for next year. After much consideration, the Board has voted to maintain the Assessment at the current level for next year. This means your assessment will remain \$125.00 per quarter for 2018. You should receive your new coupon booklets in December. If you have any questions or concerns, please feel free to contact the management office.

4th Quarter Assessment Reminder

Please remember that your fourth quarter assessment of \$125.00 was due on October 1st.

Payments received after the 15th of October are 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 October 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.

Hurricane Irma - Orange County Debris Pick-Up

Due to the large amount of debris created by Hurricane Irma, Orange County may take several weeks to collect the debris on your property. The county has requested that homeowners dispose of vegetative debris the same way that you do for normal yard waste.

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Hurricane Irma...

continued

Therefore, please use the following guidelines per the county:

- Limit yard waste to three cubic yards (about one small pickup truckload) per household per week.
- Use your own garbage cans or plastic bags for collection. Cans and bags must be 50 gallons or less and weigh less than 60 pounds each when full. Cans must be waterproof with a tight-fitting lid and have handles on the sides.
- Don't mix yard waste with garbage.
- Bundle limbs, palm fronds, and similar items with string. Keep bundles three feet long or less. Limit weight to less than 60 pounds.
- Remember to place all debris on the curb. Do not place debris in the roadway, on sidewalks or near fire hydrants.

In addition, Orange County has debris drop-off sites (for vegetative debris only) from 7 AM-7 PM seven days a week. The debris drop-off sites are as follows:

- Barnett Park - 4801 W Colonial Dr.
- Conway Water Treatment Plant - 3590 Manatee St.
- Cypress Grove Park - 290 Holden Ave.
- Fort Christmas Park - 1300 Fort Christmas Rd.
- Harrell Road - 8503 Trevarthon Rd.
- Meadow Woods Park - 1751 Rhode Island Woods Cir
- NW Water Treatment Plant - 701 W McCormick Rd.
- Rose Place Park - 8200 Old Winter Garden Rd.
- Across from Eastern Regional Park - 3800 S.

Econlockhatchee Trl.

- West Beach Park Addition - 9227 Winter Garden Vineland Rd.

The Rhode Island Woods Circle drop-off site highlighted above is the closest location to our neighborhood. The county requests that you bring a photo ID to the drop-off site to show that you are an Orange County resident.

Finally, for large bulk items or any construction debris, please call Orange County's Solid Waste hotline at 407-836-6601 to arrange a day for pick-up.

We understand that this clean-up process can be stressful, and may take some time. Therefore, please do your best to remove the debris safely, and, if you need assistance, contact our office at 407-251-2200.

Architectural Changes Needed After Hurricane Irma

The Board of Directors is aware that several owners will need to repair and/or replace their roofs or make other architectural changes due to damages sustained during Hurricane Irma. However, all changes must still first be approved by the Greenpoint at Meadow Woods Architectural Review Committee (ARC). The ARC application form is included with this newsletter and may also be found on the Greenpoint website, www.greenpointatmeadowwoods.com. Please fill out and return the form to the management office at your earliest convenience. The Architectural Review Committee will

expedite these applications. If you have any questions or concerns regarding this process, please call or email the management office at 407-251-2200 or info@dwpsdm.com.

To Celebrate Fall

Halloween, of course, is one way but why stop there. You may be interested in some other ideas as well. How about a "Fall Party" to celebrate the coming of the fall season. Pumpkins are the first thing that comes to mind for decorating. They are easy to carve or to paint faces or other decorations. (You can also make the pumpkins from plastic or cardboard). Scarecrows are a favorite idea for the season. From a pile of old clothes, children could compete for funniest costume. Fall leaves can be drawn and painted in many colors of fall. Sing, write a poem (haiku) or a short story, play games, bake brownies, decorate cupcakes, eat popcorn, watch movies together.

"Fall has always been my favorite season. The time when everything bursts with its last beauty, as if nature had been saving up all year for the grand finale."

Lauren DeStefano, Wither



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

November & December 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 Recyclables & Yard Waste Pickup 	2	3	4 Full Moon
5 	6	7 	8 Recyclables & Yard Waste Pickup 	9	10	11 
12	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	1 December	2
3 Full Moon	4	5 	6 Recyclables & Yard Waste Pickup 	7 	8	9
10	11	12 	13 Recyclables & Yard Waste Pickup  Hanukkah	14	15	16
17	18	19 	20 Recyclables & Yard Waste Pickup 	21	22	23
24 	25 	26 	27 Recyclables & Yard Waste Pickup 	28	29	30
31 