



# 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

## Annual and Budget Meetings

The Board would like to inform all members that the Annual Meeting will be held at the offices of DWD Professional Management on October 18, 2017 at 7 pm. The address for the office is 1101 Miranda Lane, Suite 112, Kissimmee, FL 34741. We are located near the Loop just off of John Young Parkway. All homeowners are invited to attend.

At the Annual Meeting, an election for a new Board of Directors will be held if 30% of the membership attends either in person or sends in their proxies.

Please be on the lookout for the mailing of the Annual Meeting in the next one to two weeks. This mailing will be important as it will contain the proxy. If you cannot attend the meeting in person, please

fill out the proxy and return it by mail, or drop it off at the office.

Immediately following the Annual Meeting, the new Board of Directors will convene the 2018 Budget Meeting. At this meeting the budget will be set for 2018. Please plan on attending these meetings. Thank you.

## 4th Quarter Assessment Reminder

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

Continued on page 2

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## 4th Quarter Assessment... continued

However, all payments **are due on the 1st day** of the quarter.

# 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 Greenpointe at Meadow Woods Architectural Review Committee (ARC). The ARC application form is included with this newsletter and may also be found on the Greenpointe website, [www.greenpointeatmeadowwoods.com](http://www.greenpointeatmeadowwoods.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@dwppdm.com](mailto:info@dwppdm.com).

## 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. 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.

## 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 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 when you are reported. Thank you for your understanding and cooperation with this matter.



**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

# October & November 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 Assessments Due	2	3  Trash Pickup	4 Recyclables & Yard Waste Pickup 	5 Full Moon	6	7
8	9  Columbus Day	10  Trash Pickup	11 Recyclables & Yard Waste Pickup 	12	13	14
15 Grace Period for Assessments Ends 15th	16  HAPPY BOSS DAY	17  Trash Pickup	18 Recyclables & Yard Waste Pickup  Annual & Budget Mtg. @SBC Office Center @ 7 PM	19	20	21
22	23	24  Trash Pickup	25 Recyclables & Yard Waste Pickup 	26	27	28
29	30	31   Trash Pickup	1 Recyclables & Yard Waste Pickup  <i>November</i>	2	3	4 Full Moon
5  Dadlight Saving Time Ends	6	7  Trash Pickup	8 Recyclables & Yard Waste Pickup 	9	10	11  VETERANS DAY
12	13	14  Trash Pickup	15 Recyclables & Yard Waste Pickup 	16	17	18
19	20	21  Trash Pickup	22 Recyclables & Yard Waste Pickup 	23  Pumpkin	24  THANKSGIVING	25
26	27  CYBER MONDAY	28  Trash Pickup	29 Recyclables & Yard Waste Pickup 	30		