



Greenpointe at Meadow Woods

December Newsletter

DWD Upcoming Holiday Hours

Please be advised that the offices for DWD Professional Management will be closed on **Monday, December 20, 2020 through Friday, December 31, 2021** in observance of the Christmas and New Year's holidays.

However, we will have availability by phone and email on **December 20-22 and December 27-29 from 9 AM – 1 PM**. Therefore, if you need assistance before the Christmas and New Year's holidays, please ensure that you contact us at the beginning of each week as we will not be available on Thursday and Friday of those weeks. **We wish everyone a happy and safe holiday season!**

2022 Assessment Information – Payment due on January 1st

Please remember you're your 1st quarter assessment for 2022 is due on January 1st. The new assessment amount is \$145.00 per quarter. You should have already received your new coupon booklets from the Association's bank. Therefore, if you have not received your coupon booklet, please contact the management office so they may assist you.



Please direct all concerns to the management company. For ARB requests, please go to the Association's website – www.greenpointeatmeadowwoods.com. Click on "Resident Services" then "Online Forms." Fill out and submit the form prior to making any exterior modifications to your home. Please also see the ARB application included with this newsletter.

COMMUNITY MANAGER

William Carey Webb, LCAM

info@dwdpm.com

407.251.2200 phone

800.759.1820 fax

DWD Professional Management, LLC

9419 Tradeport Drive

Orlando, FL 32827

Board of Directors:

President: Emily Smith

Vice President: Luis Ortiz

Secretary/Treasurer: Syed Bukhari

New Architectural Review Guidelines – Front Door Color Options

On Thursday, September 30, the Board of Directors approved new options for front door colors for the community. You may find the new colors on pages 8-10 of this newsletter.

Previously, only white front doors were allowed. However, the Board approved the following front door colors in addition to white.

Please see the new door colors listed below. **Please be advised that Sherwin Williams paint color codes are listed below. However, you may color match these colors to different paint brands if needed:**

1. Tricorn Black (SW 6258)
2. Rustic Red (SW 7593)
3. Empire Gold (SW 0012)
4. St. Bart's (SW 7614)
5. Westchester Gray (SW 2849)

Inspections and Notifications

The community management company is tasked by the Board of Directors each month to complete an inspection of all properties within the community. Below is a partial list of some of the violations that they will be on the look-out for during these inspections:

- 1) Lawns that need maintenance or full replacement (weeds, dead spots, irrigation issues, etc.)
- 2) Houses that may need pressure washing or painting. Please be aware if the paint looks faded over 50% of the visible structure, if the concrete blocks are showing through the paint over 10% of the visible structure, or if there are settling cracks throughout the home that require caulking, then we will ask for the homeowner to re-paint the house
- 3) Roofs that need pressure washing
- 4) Fences in need of cleaning and/or repair
- 5) Driveways that may need repairs or pressure washing
- 6) Weeds and grass in flower beds and missing mulch or stones in flower bed area
- 7) Garbage cans visible from the streets
- 8) Roofs with mold or broken/missing shingles
- 9) Parking on the grass
- 10) Commercial vehicles, recreational vehicles, or trailers in driveways

The community management company's staff members will inspect each property from the road in a vehicle, and they will take pictures of any violations. They will not go onto your property to complete their inspection. Please be kind to the inspectors when they are

completing their monthly inspections. The staff members will always identify themselves when approached if you have questions. However, please do not approach them in a hostile or negative manner. They are there to complete a job as directed by the Board of Directors and to help the community.

If the inspectors find any problems with the exterior of your home, the management company will send you a letter notifying you of the violation. If you receive a violation letter, please feel free to contact the management company via email or by phone if you have any questions or if you need more time to correct the area of concern. The management company will work with you to make the needed improvements. Communication is very important so we can work together to maintain and improve our property values. Thank you for your cooperation regarding these matters.

417 Widening Project - Update

On pages 13-14 of this newsletter, please find an announcement from the Central Florida Expressway Authority regarding their schedule for widening the 417 from International Drive to Narcoossee Road. The project has several phases that will impact our area. You may also visit the following website for additional information regarding

this project from the Central Florida Expressway Authority:

[State Road 417 Corridor Widening from International Drive to State Road 528 | Central Florida Expressway Authority \(cfxway.com\)](#).

Pool Rules and the Pool Security System

Please be advised that once 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.**

Please be aware that Envera Security system monitors the pool every evening after dusk. Therefore, anyone found at the pool from dusk to dawn will be asked to leave by Envera Security. Envera will call the Orange County Sheriff's Department if necessary and the responding officer will issue trespass warrants if needed.

This is considered trespassing even if you are a resident of the community. This is the law for the State of Florida, and it will be enforced for the protection of our community assets and the safety of our residents. In addition, the Association will pursue recuperating any costs associated with damage to the pool caused by the inappropriate use of the facilities.

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.*** This rule will be strictly enforced when personnel are present in order to ensure the safety of the children in our community. 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.

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

No Parking at the Pool After Hours

Please be advised that no parking is permitted at the pool from **12AM - 6AM**. In addition, cars without proper registration, vehicles parked on the grass, or cars parked illegally may be towed at any time. We ask that all members follow the parking rules so your vehicle is not towed from this area.

If your car is towed, please contact the towing company:

[Universal Towing & Recovery](#)

206 6th Street, Lot 300
Orlando, Florida 32824

Phone: 407-816-0102

Fax: 407-816-0103

Email: universaltowingremovals@yahoo.com

Common Area Guidelines & DWD Professional Management Office Procedures (COVID-19)

The following rules will be in effect for these common areas of the Association:

- 1. Anyone using this common area does so understanding the risk for being infected with COVID-19 and assumes that risk.***
- 2. While present in this common area, unvaccinated individuals must maintain a distance of at least 6 feet from other individuals at all times, except for those individuals residing in the same household.***
- 3. Anyone violating these rules will be subject to removal and/or subject to suspension of future rights to use this common area.***

We appreciate everyone following these guidelines for the safety of all residents within our community.

In addition to the reopening of the common areas, the management office has new procedures based on this new guidance at the local, state, and federal levels.

Appointments are no longer required to visit the office. **Therefore, the lobby is open from 9 AM – 5 PM Monday through Friday for walk-ins.** You may still contact our office to make an appointment if you would prefer. However, it will no longer be required.

We will still require that all visitors and staff wear face masks while inside the management office and that proper social distancing is followed. We also still encourage residents to conduct business online using the resident portal or on the phone as much as possible.

Please be advised that for the time being, all Board meetings will continue to be held via teleconference or videoconference.

We greatly appreciate everyone's cooperation and understanding during this last year. This has been a difficult time for everyone, and we look forward to better times for us all in the coming months.

We will continue to monitor the situation at the local, state, and federal level and will provide updates to you as needed. We encourage all of our residents to follow the recommendations from the Center for Disease Control (CDC) and the Florida Department of Health regarding COVID-19 in order to limit the spread of the disease and to keep your family and neighbors safe. Please use the following links to the websites for the CDC and the Florida Department of Health.

Center for Disease

Control: <https://www.cdc.gov/coronavirus/2019-nCoV/index.html>

Florida Department of Health: <http://www.floridahealth.gov/> or call the COVID-19 Hotline if you have questions at 866-779-6121.

If you have any questions or concerns, please contact our office by phone at 407-251-2200 or by email at info@dwdpm.com. Take care, and stay safe.

Pool Keys

If you need to obtain a pool fob for the community pool, please contact the management office at info@dwdpm.com or 407-251-2200. The management office will arrange a time for you to pick up your key fob at their office located at 9419 Tradeport Drive, Orlando, Florida 32827. Pool fobs cost \$20.00 each.

Accepted methods of payment are check or money order made payable to Greenpointe at Meadow Woods HOA.

Please bring the following with you to the management office in order to receive your pool key fob:

Owners: You must bring a photo ID.

Renters: You must bring a photo ID and a copy of your current lease agreement.

Payment Plan Options

If you are experiencing financial difficulties or job loss, please contact our office to set-up a payment plan. **It is very important that you contact us to discuss this matter. We cannot set-up a payment plan if we are not aware of your financial situation.**

If you have any other questions or concerns regarding your account balance, please feel free to contact the management office at 407-251-2200 or at info@dwdpm.com.

Tax Information

The accounting firm, Cole & Associates, recently completed the Association's taxes for 2020, and a copy is available for your review. The Statement of Cash Flow for 2020 is also available at this time. If you would like to review these documents, please contact our management office by phone at 407-251-2200 or by email at info@dwdpm.com to make your request.

Please Pick-Up After Your Pets and Keep on a Leash at All Times

We understand that many of the residents in our community are pet owners. Owning a pet is a wonderful experience for the "parent" and it brings many joys to you 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.**

This is not only a community rule; it is an Orange County ordinance as well. Dog waste is a hazardous substance and causes damage to grass and may spread illnesses to others. The County may impose fines on owners who do not follow these rules.

If you notice that a pet is not leashed within the community or if you notice a resident who is not disposing of waste appropriately, you may report the issue to **Orange County Animal Control at the following number: (407) 836-3111.**

Thank you for your understanding and cooperation in this matter.

Owner Access Platform

Please be advised that you may utilize an online owner access portal where you may login to manage your account and access community documents. With your Internet-enabled device, you are able to view your current account balance, check your payment history, view your open records and more!

To ensure your privacy, only homeowners whose email address is on file have already

received a registration email. **If you have not already provided your email, please email your information to info@dwdpm.com** and include your community name, address within the community, and the email address you want on file. This extra step is designed for the safety of your personal information because it allows us to verify each homeowner. Once your email address has been opted into the system, you will receive an email to register. For security purposes, a return email will be sent to confirm you are the owner of that email account.

If you received the registration email but the time has expired and you are in need of a new registration email, please contact our office by email at info@dwdpm.com with your request. Please make sure to include the email address you want us to use and we process a new registration email for you.

Please check your SPAM folder as it may be filtered automatically. After you click the link in the confirmation email you can create your password and your account will be registered. You will then be able to log into your account using your email address and the password you created when you registered. Please make sure to use Google Chrome which is the preferred web browser for the platform. We encourage everyone to utilize the new on-line access platform at <https://owner.topsssoft.com/DWDProfessionalManagement/Account/Login>

[t/Login](#) in order to review your account balance and obtain information. Please let us know if have not received your invitation to join the platform, and we will help you set-up your account.

Association Payments Via the Payment Portal with Center State and Payment Reminders

If you have set-up automatic payments through the on-line payment system with Center State Bank, please be aware that DWD Professional Management does not have access to that system and any updates needed must be made directly by you. If you have made any errors in terms of the amount of your payment or the frequency of your payment, please login into the portal to make any necessary revisions. Go to schedule payments, cancel the current request, and start a new request with the correct payment amount and/or frequency.

Please keep in mind that the system is automatically selected for monthly payments, so please indicate the correct frequency for your association payments and change as needed. The assessment payments for Greenpointe at Meadow Woods are quarterly and are due on January 1, April 1, July 1, and October 1. Please also be aware that all on-line payments take 2 to 3 business days for processing before they are applied to your account.

In addition, the on-line payment system is a payment portal only. This system is not connected to the account system with the management company. The payment portal does not have any information regarding your current account balance. If you need your account balance or a full detailed payment history report, you must contact the management company directly.

Finally, please be aware that DWD Professional Management does not send payment reminders by text or email. If you are receiving payment reminders through text or email, this is because you have signed up for it through the online payment portal. If you have signed up for the reminders in error, please login into the portal. Go to notifications and cancel/edit the request and make any changes needed or set-up a new request. If you have any questions or concerns about the on-line payment portal, please contact the management office for assistance.

Reporting Street Light Outages

If you notice a street light out on your street, please call Duke Energy at 407-629-1010 to report the street name or section where the light is located. You may also visit the following website to report the outage:

<https://www.duke-energy.com/customer-service/request-light-repair>.

Please contact the management

office if you need assistance or if you have any questions.

Off-Duty Sheriff's Deputy Patrols and Suspicious Activity

Your community is 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. You should also call the Orange County Sheriff's Department at (407) 836-4357 to report suspicious or criminal activities. If you notice anyone suspicious within the community, it is important that you call and report the issue. **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.**

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), please call DWD Professional Management to address these concerns. Thank you.

Architectural Changes (Exterior Modifications)

It has come to our attention that some homeowners are not familiar with the steps of the Architectural Review process. That is quite understandable. We would like to take this opportunity to help anyone in our community better understand this process.

If you are going to make any changes to the front of your property, including landscaping changes or repainting your home, or if you intend to make any structural changes to your property (i.e., room additions, pools, screen enclosures), then you will need to fill out the Architectural Review Committee (ARC) application.

These applications will always be available on your community's website and they are included in the monthly newsletter (please see the form below). Please follow the instructions on the form and submit all of the required documents for your requested change. When you are submitting an application to the ARC, remember to include the following:

1. Two (2) copies of the property survey that show the location of the proposed change, alteration, renovation or addition.
 2. Two (2) drawings of your plan(s).
 3. Two (2) copies of color samples, if applicable.
- Please note that 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.

Finally, please be aware that the Association has architectural guidelines indicating the list of approved color schemes for painting your home and the shingle colors for any roof replacements. The Board also voted to add new approved paint colors for front doors at their last meeting (please see the colors listed on pages 8-10 below). If you would like to review these guidelines, please visit the Association's website at the following link:



<http://greenpointatmeadowwoods.weebly.com/architectural-change-request.html>.

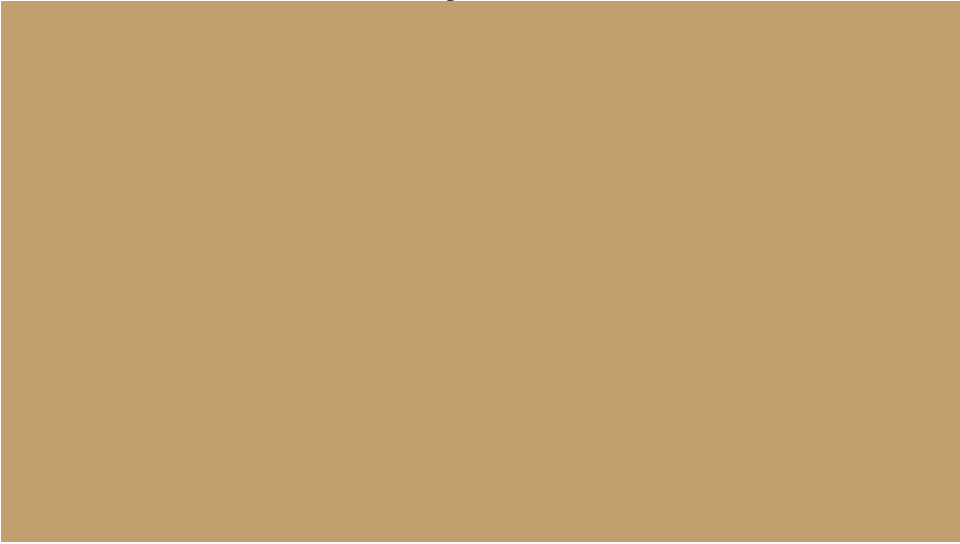

If you have any questions, please call us at 407-251-2200, and we will be happy to assist you. Also note that management does NOT approve or deny any of these requests. We collect the applications and then submit them to the community's Architectural Review Committee (ARC). The ARC is a group of volunteer homeowners who review the applications and approve or deny the applications based on your community's written criteria (the architectural guidelines). Per Florida Statutes, this process may take up to 30 days.


As soon as the Committee makes a decision, we will mail you the letter of approval or denial.

Please make sure you do not proceed with any improvements until you have heard from the Committee. I hope this helps everyone understand the Architectural Review process a little better. If this still leaves you with any questions, please feel free to contact our management office.

Approved Paint Colors – Front Doors
(Front Doors may be white to match the trim and/or garage door
or the front doors may be one of the following colors):

Paint Color – Front Door	Paint Type/Code
<p style="text-align: center;">Tricorn Black</p> 	<p style="text-align: center;">Sherwin Williams SW 6258</p>
<p style="text-align: center;">Rustic Red</p> 	<p style="text-align: center;">Sherwin Williams SW 7593</p>

Paint Color – Front Door	Paint Type/Code
<p data-bbox="483 212 652 247">Empire Gold</p> 	<p data-bbox="1105 218 1321 285">Sherwin Williams SW 0012</p>
<p data-bbox="509 898 626 934">St. Bart's</p> 	<p data-bbox="1105 936 1321 1003">Sherwin Williams SW 7614</p>

Paint Color – Front Door	Paint Type/Code
<p data-bbox="456 218 683 254">Westchester Gray</p> 	<p data-bbox="1105 218 1325 285">Sherwin Williams SW 2849</p>

Community Services Phone Numbers

Emergency

Fire, Police, Medical Emergency	911
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Law Enforcement

Orange County Sheriff's Dept. (Non-Emergency)	407-836-4357
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Utilities

Orange County Utilities	407-836-5515
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Chamber of Commerce

Orlando Chamber of Commerce	407-425-1234
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Miscellaneous

Orange County Public Schools	407-317-3200
Orange County Office of Emergency Management	407-836-9140
Orange County Health Department	407-858-1400
Florida Poison Information Center	800-222-1222
Orange County Public Library	407-836-7390
Social Security Administration	800-772-1213
Orange County Voters' Registration Office	407-836-2070
Orange County Animal Services	407-836-3111

GREENPOINTE AT MEADOW WOODS HOMEOWNERS' ASSOCIATION, INC.
MAIL OR EMAIL FORM TO: 9419 Tradeport Drive, Orlando, FL 32827
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 _____ E-mail: _____

In Accordance with the Declaration of Covenants, Conditions and Restrictions and the Association's Rule 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: _____

Date Received _____ **Mailed to Assoc.** _____ **Mailed to Owner** _____



SR 417 CORRIDOR WIDENING PROJECTS: SEGMENT 3

LANDSTAR BOULEVARD TO BOGGY CREEK ROAD

PROJECT DESCRIPTION

The Central Florida Expressway Authority is widening State Road 417 (Central Florida GreeneWay) from Landstar Boulevard to Boggy Creek Road in order to reduce congestion and improve traffic flow. This 3.7-mile project will add a lane in each direction, expanding the expressway from four to six travel lanes. Eleven sound walls are proposed in this segment. See the map for proposed wall locations.

CFX is also adding wider median shoulders that can temporarily accommodate additional traffic during emergency response events, such as traffic accidents or hurricane evacuations. This is one of five widening projects on SR 417 between International Drive and SR 528 (Martin B. Andersen Beachline).

WHAT TO EXPECT

During construction, temporary lane and ramp closures will be necessary to accommodate work. To minimize the impact of construction to motorists traveling on SR 417, lane and ramp closures will not be permitted during peak travel times. There will be night and weekend work on this project.

WORK ZONE SAFETY

For the safety of motorists and work crews, speed limits will be strictly enforced during construction. Speeding fines are doubled in work zones when workers are present. Motorists are reminded to change lanes for safety when they see Road Rangers assisting other motorists or flashing lights — it's Florida law.

PROJECT MAP (LARGER MAP ON BACK)



QUICK FACTS

Project Timeline:
Early 2021 - Late 2023

Estimated Project Cost:
\$87.3 Million

For more information:

- 407-383-5817
- Construction@CFXway.com
- www.CFXway.com
- @DriveEPASS



The regional Central Florida Expressway Authority is responsible for the planning, design, construction, operation and maintenance of a 125-mile limited-access expressway system to serve the five-county region. CFX's system includes SR 408 (Spessard L. Holland East-West Expressway), SR 528 (Martin Andersen Beachline Expressway), SR 417 (Central Florida GreeneWay), SR 429 (Daniel Webster Western Beltway), SR 414 (John Land Apopka Expressway), SR 429 (Wekiva Parkway), SR 538 (Polk Parkway), State Road 453 and State Road 451.

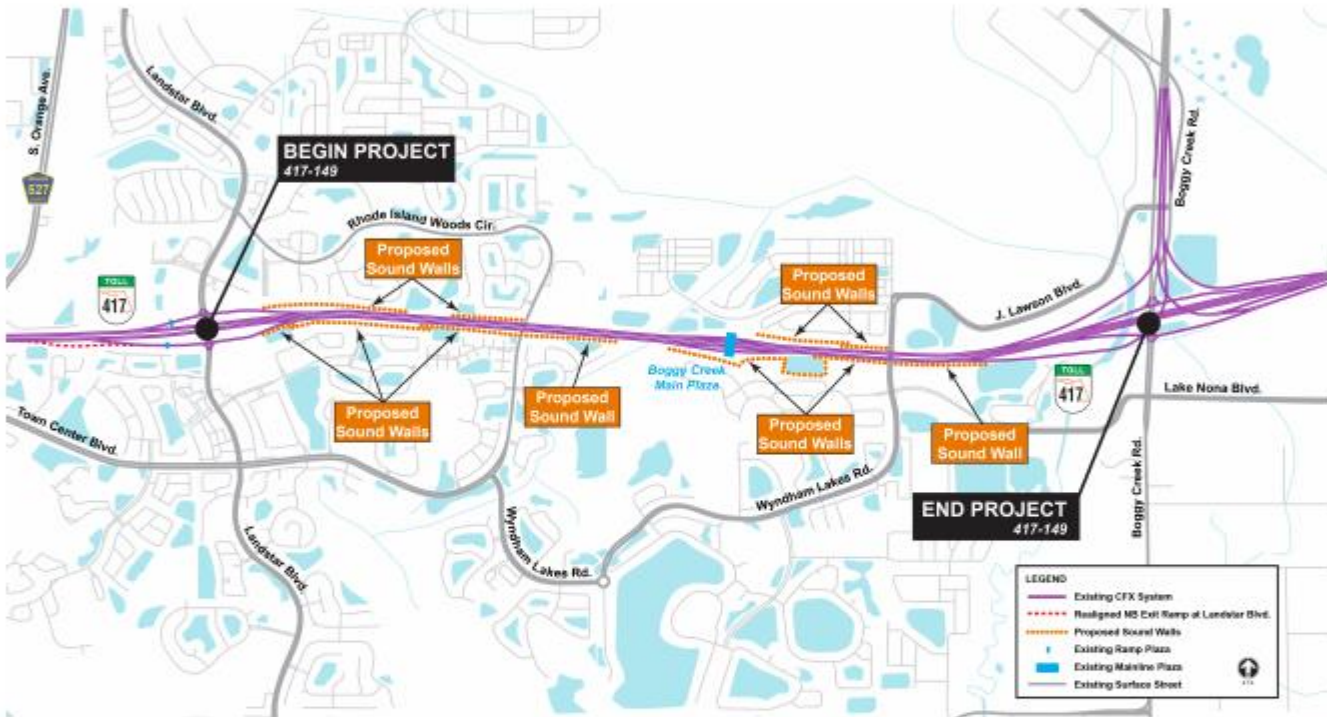
Central Florida Expressway Authority, 4674 ORL Tower Road, Orlando, FL 32807
Phone: 407.690.5000 | Fax: 407.690.5011 | Email: construction@cfxway.com



SR 417 CORRIDOR WIDENING PROJECTS: SEGMENT 3

LANDSTAR BOULEVARD TO BOGGY CREEK ROAD

PROJECT MAP



Para más información en español acerca del proyecto, por favor comuníquese con Kevin Camara al 786-859-1826 o por correo electrónico a Kevin.Camara@OCAusa.com.

SYMPTOMS OF CORONAVIRUS DISEASE 2019

Patients with COVID-19 have experienced mild to severe respiratory illness.

Symptoms* can include

FEVER



COUGH



*Symptoms may appear 2-14 days after exposure.

SHORTNESS OF BREATH



Seek medical advice if you develop symptoms, and have been in close contact with a person known to have COVID-19 or if you live in or have recently been in an area with ongoing spread of COVID-19.



CS 311521-A March 20, 2020, 12:53PM

cdc.gov/COVID19-symptoms

December 2021 January 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<i>December</i>			1 Recyclables/ Yard Waste/Bulk Items Pick-Up	2	3	4
5	6	7 Trash Pick-Up	8 Recyclables/ Yard Waste/Bulk Items Pick-Up	9	10	11
12	13	14 Trash Pick-Up	15 Recyclables/ Yard Waste/Bulk Items Pick-Up	16	17	18
19	20 DWD Offices Closed	21 Trash Pick-Up DWD Offices Closed Winter Solstice	22 Recyclables/ Yard Waste/Bulk Items Pick-Up DWD Offices Closed	23 DWD Offices Closed	24 DWD Offices Closed 	25 
26 	27 DWD Offices Closed	28 Trash Pick-Up DWD Offices Closed	29 Recyclables/ Yard Waste/Bulk Items Pick-Up DWD Offices Closed	30 DWD Offices Closed	31 DWD Offices Closed New Year's Eve	
<i>January</i>						1 1 st Quarter Assessment Due
2	3	4 Trash Pick-Up	5 Recyclables/ Yard Waste/Bulk Items Pick-Up	6 Epiphany Three Kings Day	7	8
9	10	11 Trash Pick-Up	12 Recyclables/ Yard Waste/Bulk Items Pick-Up	13	14	15 Grace Period Ends for 1 st Quarter Assessment
16	17 	18 Trash Pick-Up	19 Recyclables/ Yard Waste/Bulk Items Pick-Up	20	21	22
23	24	25 Trash Pick-Up	26 Recyclables/ Yard Waste/Bulk Items Pick-Up	27	28	29
30	31					