

April 2017

A Newsletter By and For the
HOMEOWNERS AND
RENTERS of Huntcliff Park at
Meadow Woods
Homeowners' Association
www.huntcliffpark.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

HUNTCLIFF PARK AT MEADOW WOODS HOMEOWNERS' ASSOCIATION

Board of Directors

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Vice-President

Michael Williams

Treasurer/Secretary

Maria Chambard

Huntcliff Park

At Meadow Woods

From Our Management Company

Submitted by 
Carey Webb, 
DWD Professional
Management

Wyndham Lakes Garage Sale

Wyndham Lakes has set the date for the Spring Garage Sale. The Garage Sale will be held on Saturday, May 6th. It will run from 8 AM until 4 PM. If you would like to participate, please fill out the participation request form on the community website: www.huntcliffpark.com. We hope you are able to participate and we hope you have a wonderful time. Please contact the management office if you have any questions.

Architectural Review Applications

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 if you intend to make any structural changes to your property (i.e., room additions, pools, screened 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 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:

1. Two (2) copies of the property survey that shows the locations of the proposed changed, alteration, renovation or addition.
2. Two (2) drawings of your plan(s).
3. Attach 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

Continued on page 2

ARCHITECTURAL REVIEW...

CONTINUED

sample will be considered incomplete. If an application is incomplete, it will not be processed and will be returned to you.

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. Per Florida Statutes, this process may take up to 30 days.

As soon as the Committee makes a decision, they will mail you the letter. 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 office.

Dog Waste

It has come to the Board's attention 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 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 of pet ownership 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 of in a waste receptacle.** Thank you for your understanding.

Huntcliff Speed Limit

It has been observed that some of the residents and many visitors are driving way too fast in the community. The posted speed limit in the community is 20 miles per hour. There are many children playing in the neighborhood. For their safety, and the safety of all residents, please keep your speed at or below the posted limit. Thank you.



Towing Company

Please be advised that the towing company for Huntcliff Park at Meadow Woods is **Universal Towing and Recovery**. The towing company's contact information is as follows: **Universal Towing and Recovery, 407-816-0102, 8808 Florida Rock Road, Lot 102, Orlando, FL 32824.**

If your vehicle is parked on the street at night in our community, you run the risk of your car being towed. Per the rules and regulations of our community, all vehicles must be parked in your garage or driveway at

night. If a vehicle is parked on the street between the hours of 12 AM - 6 AM, it will be towed **without warning at the owner's expense**. If you are planning a special event or party, and you will have guests parked in the street during these hours, please contact the management office to make arrangements at least 24 hours in advance so we may inform the towing company.

If your vehicle or a vehicle of a guest is towed due to a violation of the parking rules and regulations, you should **contact the new towing company to resolve the situation. Do not call DWD Professional Management regarding a towing issue.** The Board has not authorized the management company to make ANY exceptions to the parking rules and regulations. If you do not follow these parking rules, you will be towed **at your own expense and will not be reimbursed for any reason.**

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**Saturday, May 6th
8 A.M. - 4 P.M.**

WYNDHAM LAKES GARAGE SALE

- Please contact DWD Professional Management via email (info@dwdpm.com) or visit the community website (www.huntcliffpark.com) if you would like to participate in the garage sale.
- Please place colorful balloons in your front yard on the day of the event. They will be easy to spot as bargain hunters drive through the community.
- We will place an ad in the local newspaper so that the event is well attended.
- Banners will be placed at the entrance of Wyndham Lakes on Rhode Island Woods Circle and Wyndham Lakes Boulevard to inform drivers of the garage sale.

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

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.** 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.

Also, please be advised that Management conducts inspections at night. The HOA will pursue recuperating any costs associated with damage to the pool caused by the inappropriate use of the facilities. The police will also be called if you are found at the pool after the posted hours. 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.

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



Huntcliff Park Parking on Lawns

Article X, Section 18 of the Huntcliff Park Covenants specifically states, "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."

All vehicles parked on the lawns of the home will be subject to violations and fines. Please be aware that fines will be \$100 per incident, per vehicle.

Finally, Article X, Section 7 prohibits any commercial vehicle from being parked in the community. Commercial vehicles include, but are not limited to, cars/trucks with ladder racks, pipe racks, magnetic signs and lettering in the windows or designed to carry passengers for hire. Thank you for your cooperation with regards to these matters.

Suspicious Activity

With the rainy season approaching, keep an eye out for increase in activity in our community regarding 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.



The Laughing Corner

Train Ticket

Three women and three men are traveling by train to the football game. At the station, the three men each buy a ticket and watch as the three women buy just one ticket. "How are the three of you going to travel on only one ticket?" asks one of the men. "Watch and learn," answers one of the women.

They all board the train. The three men take their respective seats but all three women cram into a toilet together and close the door. Shortly after the train has departed, the conductor comes around collecting tickets. He knocks on the toilet door and says, "Ticket, please." The door opens just a crack, and a single arm emerges with a ticket in hand. The conductor takes it and moves on.

The men see this happen and agree it was quite a clever idea; so, after the game, they decide to do the same thing on the return trip and save some money. When they get to the station they buy a single ticket for the return trip but see, to their



astonishment, that the three women don't buy any ticket at all!! "How are you going to travel without a ticket?" asks one perplexed man. "Watch and learn," answer the women.

When they board the train, the three men cram themselves into a toilet, and the three women cram into a toilet just down the way. Shortly after the train is on its way, one of the women leaves her toilet and walks over to the toilet in which the men are hiding. She knocks on their door and says, "Ticket please."

Recipe of the Month



Applesauce HoneyNut Bread

- 1 cup honey
- 2½ cups Bisquick
- 1 cup quick cooking oats
- 2 tsps. baking powder
- ½ tsp. salt
- 1 egg beaten
- 1 cup applesauce
- 1 cup golden raisins
- 1 cup walnuts, chopped

Combine Bisquick, oats, baking powder, and salt. Make a well in center of mixture. Combine egg, honey, and applesauce, add to dry ingredients, stirring just until moistened. Stir in raisins and walnuts. Spoon batter into two greased and floured 7½x3½x2¼ inch loaf pans. Bake at 350° for 45-50 minutes, or until toothpick inserted in center comes out clean. Cool in pans for 10 minutes, remove from pans and cool on wire racks.

GARAGE SALE

For some quick cash, sell your junk, extra furniture and clothing at a garage sale.

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

ADVERTISE
 AFFORDABLE
 AFTERNOON
 BARGAIN
 BATTERIES
 BICYCLE
 BOOKS
 BOX
 BROKEN
 BROWSE
 CASH
 CHANGE
 CHEAP

CLEAN
 CLOTHES
 CLUTTER
 CROWD
 DEAL
 DISCOUNT
 DOLLAR
 ELECTRONICS
 FIND
 FREE
 FURNITURE
 GARAGE
 JUNK

LAMPS
 LAWNCHAIR
 MONEY
 MORNING
 NEIGHBORS
 ORGANIZE
 PLASTICBAGS
 PREPARE
 PRICETAG
 QUARTER
 RECYCLE
 REUSE
 SALE

SELLING
 SHOES
 SIGN
 STREET
 STUFFEDANIMALS
 SUNSHINE
 TABLE
 TOOLS
 TOYS
 WEEKEND
 YARD

HUNTCLIFF PARK 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@dwdpdm.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 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 _____

HUNTCLIFF PARK AT MEADOW WOODS
 HOMEOWNERS' ASSOCIATION
 C/O DWD Professional Management, LLC
 1101 MIRANDA LANE • SUITE 112
 KISSIMMEE, FL 34741

April & May 2017

| SUNDAY | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY |
|---|---|---|--|---|---|---|
| | | | | | | 1  Assessments Due |
| 2 | 3  Trash Pickup | 4 Recyclables & Yard Waste Pickup  | 5 | 6 | 7 | 8 |
| 9  | 10 Grace Period for Assessments Ends  | 11 Recyclables & Yard Waste Pickup Full Moon   | 12 | 13 | 14  | 15 |
| 16  | 17  | 18 Recyclables & Yard Waste Pickup  | 19 | 20 | 21 | 22 |
| 23 | 24  | 25 Recyclables & Yard Waste Pickup  | 26 | 27 | 28  | 29 |
| 30 | 1 May Assessments Due  | 2 Recyclables & Yard Waste Pickup  | 3 | 4  | 5  | 6 Spring Garage Sale 8AM-4PM |
| 7 | 8  | 9 Recyclables & Yard Waste Pickup  | 10 Full Moon Assessments Grace Period Ends | 11 | 12 | 13 |
| 14  | 15  | 16 Recyclables & Yard Waste Pickup  | 17 | 18 | 19 | 20  |
| 21 | 22  | 23 Recyclables & Yard Waste Pickup  | 24 | 25 | 26 | 27 |
| 28 | 29  Trash Pickup | 30 Recyclables & Yard Waste Pickup  | 31 | | | |