



Summerfield at Meadow Woods

August 2017

A Newsletter By and For the
HOMEOWNERS AND
RENTERS of Summerfield at
Meadow Woods

www.summerfieldatmeadowwoods.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
407.251.2200 phone
800.759.1820 fax
info@dwdpm.com
DWD Professional
Management, LLC
1101 Miranda Lane
Suite 112
Kissimmee, FL 34741

Board Meeting

TBA

Always RSVP for the meetings. A meeting may be cancelled at any time.

From Our Management Company

Submitted by
Carey Webb,
DWD Professional
Management



Parking Permits

If your vehicle does not have a proper parking permit for our community, you run the risk of your car being towed. As of August 1, 2017, all vehicles without a proper parking permit or a visitor's pass are to be towed **without warning** from the parking lots **at the owner's expense.**

Per the rules of your community, there are only two (2) parking spots per unit. Visitors are to use the designated spaces provided at all times of the day and they **MUST** place a visitor's pass on the rearview mirror when visiting from 12 AM - 6 AM. Residents should park in resident spaces only. We ask that you use the spaces that are numbered with your unit's address that are located directly in front of your unit. However, residents may **NOT** park in visitor's spaces. Residents who park in visitor's spaces are subject to towing.

If you have more than two cars, you must find additional parking by asking any of your neighbors if they have spots available. Some owners only have one car and they may "donate" a spot to you. These owners are under no obligation to do so. If an owner would like to donate one of their parking spaces to you, we must have their permission in writing. Please contact our office if you need more information.

All owners who rent their units must inform their tenants of the requirement to have these parking permits **BEFORE** the tenants move into the unit. Also, if you purchase a new vehicle, please use your visitor's pass temporarily until you can make arrangements with the management company to obtain a new parking permit.

Please remember that it is your responsibility to obtain the proper permits for your vehicles. This provides a protection for all homeowners and tenants. We want to keep our parking lots available for only those vehicles that are authorized.

If you need parking permits, you may obtain them from our management offices. The address is 1101 Miranda Lane, Suite 112, Kissimmee, FL 34741. You will

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Parking Permits

continued

need your driver's license (for each vehicle), your vehicle registration (for each vehicle), and a copy of your lease if you are renting. Parking permits are always free.

The towing company, Universal Towing and Recovery, will be patrolling the parking lots looking for vehicles which are in violation of the parking rules. **The following types of vehicles will be towed:**

- All commercial vehicles (this includes cars/trucks with ladder racks, pipe racks, magnetic signs or lettering in the windows)
- Vehicles that do not have the new parking permits
- Boats, or any other recreational vehicles
- Trailers
- Vehicles without license plates or with expired license plates
- Vehicles that are parked on the grass
- **Vehicles that are double parked** - Please do not park your car in more than one parking space (even if both spaces are your reserved parking spots) or park your car behind other parked cars
- Vehicles parked and blocking fire hydrants
- Clearly disabled and inoperable vehicles that have not moved for 72 hours or more

Finally, 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 towing company to resolve the situation. The Board has not authorized the management company to make ANY exceptions



to the parking rules and regulations. If you do not have a parking permit or visitor's pass or if you violate any other parking rules, you will be towed **at your own expense and will not be reimbursed for any reason.** The towing company's contact information is as follows: Universal Towing and Recovery, 407-816-0102.

Permisos de estacionamiento

Si su vehículo no tiene un permiso de estacionamiento adecuado para nuestra comunidad, corre el riesgo de que su vehículo sea remolcado. A partir del 1 de agosto de 2017, todos los vehículos sin un permiso de estacionamiento adecuado o un pase de visitante serán remolcados sin previo aviso de los estacionamientos a expensas del propietario.

Por las reglas de su comunidad, hay solamente dos (2) estacionamientos por unidad. Los visitantes deben utilizar los espacios designados proporcionados en todo momento del día y deben colocar un pase de visitante en el espejo retrovisor cuando visite de 12 AM - 6 AM. Los residentes deben aparcar sólo en espacios residenciales. Le pedimos que use los espacios que están numerados con la dirección de su unidad que están ubicados directamente enfrente de su unidad. Sin embargo, los residentes NO pueden estacionarse en los espacios de los visitantes. Los residentes que se aparcan en los espacios de los visitantes están sujetos a remolque.

Si tiene más de dos coches, debe encontrar aparcamiento adicional preguntando a cualquiera

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Permisos...

continued

de sus vecinos si tienen puntos disponibles. Algunos propietarios sólo tienen un coche y pueden "donar" un lugar para usted. Estos propietarios no están obligados a hacerlo. Si un propietario quisiera donar uno de sus espacios de estacionamiento a usted, debemos tener su permiso por escrito. Comuníquese con nuestra oficina si necesita más información.

Todos los propietarios que alquilan sus unidades deben informar a sus inquilinos del requisito de tener estos permisos de estacionamiento ANTES de que los inquilinos se muden a la unidad. Además, si compra un vehículo nuevo, utilice el pase de visitante temporalmente hasta que pueda hacer arreglos con la compañía de gestión para obtener un nuevo permiso de estacionamiento.

Recuerde que es su responsabilidad de obtener los permisos adecuados para sus vehículos. Esto proporciona una protección para todos los propietarios e inquilinos. Queremos mantener nuestros estacionamientos disponibles sólo para aquellos vehículos que están autorizados.

Si necesita permisos de estacionamiento, puede obtenerlos de nuestras oficinas de administración. La dirección es 1101 Miranda Lane, Suite 112, Kissimmee, FL 34741. Necesitará su licencia de conducir (para cada vehículo), su registro de vehículo (para cada vehículo) y una copia de su contrato de arrendamiento si está alquilando. Los permisos de estacionamiento siempre son gratuitos.

La empresa de remolque, Universal Towing and Recovery, patrullará los aparcamientos buscando vehículos que violen las reglas de estacionamiento. Los siguientes tipos de vehículos serán remolcados:

- Todos los vehículos comerciales (esto incluye automóviles / camiones con bastidores de escalera, bastidores para tuberías, letreros magnéticos o letreros en las ventanas)
- Vehículos que no tienen los nuevos permisos de estacionamiento
- Barcos, o cualquier otro vehículo recreativo
- Remolques
- Vehículos sin placas o con placas caducadas
- Vehículos estacionados en la hierba
- Vehículos doblemente estacionados - No estacione su automóvil en más de una plaza de aparcamiento (incluso si ambos espacios son sus plazas de aparcamiento reservadas) o estacione su automóvil detrás de otros vehículos estacionados
- Vehículos estacionados y bloqueando las bocas contra incendios
- Vehículos claramente inhabilitados e inoperables que no se han movido durante 72 horas o más

Finalmente, si su vehículo o un vehículo de un huésped es remolcado debido a una violación de las reglas y regulaciones del estacionamiento, usted debe entrar en contacto con la compañía de remolque para resolver la situación. El Consejo no ha autorizado a la sociedad de gestión a hacer NINGUNA excepción a las reglas y reglamentos de estacionamiento.

Si no tiene un permiso de estacionamiento o pase de visitante o si viola cualquier otra regla de estacionamiento, será remolcado a su propio costo y no será reembolsado por ningún motivo. La información de contacto de la compañía remolcadora es la siguiente: Universal Towing and Recovery, 407-816-0102.

Mosquitoes

Due to an increased concern with mosquito-borne illnesses, especially concerns regarding the Zika virus, Orange County suggests that all residents take the following measures:

1. Please remove any standing water near your home or any containers where mosquitoes may multiply.

2. When outdoors apply mosquito repellent with DEET. Also, you may want to wear long sleeves, socks, and pants outdoors for extra protection.

3. Keep your doors and windows closed. If you open your windows, ensure that all windows have screens.

If you have any additional questions, please visit the Orange County website: www.ocfl.net/Zika.

Noise Issues

Please Be Respectful of Your Neighbors

Please be aware that Orange County Sheriff's Office does not have any set time for enforcing noise complaints. The Disturbance of the Peace Statute is enforceable any time of the night or day. If a resident feels that his or her peace

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Noise Issues

continued

is being disturbed, all he or she has to do is call the Sheriff's Department to file a complaint. Once that is done, the Orange County Sheriff's Department will send an officer to request that the responsible party tone down their gathering. If a second request is made concerning the same disturbance, the responding officer may arrest the responsible party. Please be considerate and respectful of your neighbors so that the Sheriff's Department is not needed to handle these types of situations. The Board is requesting all residents to move parties inside after 11 PM to help with these noise issues. We greatly appreciate your cooperation in this matter.

Orange County Bulk Pick Up Instructions

Under the Orange County Curbside Collection program, garbage, recycling, and yard waste are each picked up **only one time per week.**

Per the documents of your community, we are asking that you please do not place these carts outside your home in view from the street on days when you do not have a scheduled pick-up. Please keep them inside your garage, behind your fence, or behind your home.

In addition, if you have any large items that need to be picked up that will not fit in the new garbage bin, please contact the County to arrange pick-up. **Do not place bulk items in the street or in your driveway.** You must email or

call the county at: Solid.Waste@ocfl.net (include your name, street address, contact information, and the item(s) that you want collected) or call the Solid Waste Hotline at 407-836-6601 to arrange for pickup. Large items include furniture, appliances, mattresses, automobile tires (limit 4), and rear-projection televisions. Limit large items to three cubic yards (about one small pickup truckload) per household per week.

If you have any questions or concerns regarding this garbage collection program, please contact the Orange County Solid Waste Department. You may reach them by email at Solid.Waste@ocfl.net or by phone at 407-836-6601.

Garbage Cans

It has come to the Board's attention that many of the residents in your community are putting the garbage cans out a day or two before garbage collection day. In some instances garbage cans may be left out on the curb for three to four days at a time. Per your community documents this is not allowed. All garbage cans are to be stored away 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. Thank you for your understanding and cooperation with this matter.



Summerfield Roof Issues

If any residents are having any issues with their roofs, or have had any issues in the past that haven't been resolved, please contact DWD Professional Management at 407-251-2200. We are collecting the addresses for the roofer to look at and to assess all roofing issues in the community. Please be aware that it may take a few weeks for the roofer to get to your issue since we do not know how many issues we have or the severity of the issues. However, we are committed to resolving these problems as quickly as we can. Thank you for your cooperation and understanding.

Businesses Not Allowed in Summerfield

The Board of Directors wants to inform the community that per the Covenants no businesses are allowed to operate in the community. Article VI Section 1.A. clearly states in part that all property designated as a Living Unit shall be used, improved and devoted exclusively to residential use. No business, profession or trade of any type shall be conducted on any portion of the property in Summerfield.

Please be aware of this limitation, as well as Orange County's enforcement of any Code or Zoning violations stemming from any violations concerning their ordinances regarding businesses in residential communities. Also, please note that

Continued on page 5

Businesses...

continued

Orange County has strict guidelines on renting of properties. Short term rentals, such as Air BnB rentals, are only allowed in Zoning Code R3. Summerfield is Zoning Code PD. Therefore short term rentals are not allowed in Summerfield. Finally, please remove all signs and lettering from your unit windows. Thank you all for your cooperation with this matter.



PET TIPS

Taking your pet along on a vacation can be fun for your family if you plan carefully. Pettravel.com can help you find pet friendly hotels as well as offer advice on international travel and airline regulations for pets.

Just like small children, your pets face the risk of drowning in your backyard pool if they don't know how to swim. If you plan to vacation near a lake or have a pool, invest in a life jacket made for animals. Gradually introduce the jacket to your pet so he or she does not panic when wearing it for the first time. Make sure your pet wears it at all times when near water.

Heat Exhaustion Tips

1) Very young and very old pets are more susceptible to heat exhaustion.

2) Pets with short muzzles like pugs, bulldogs, and Persian cats are at a greater risk for heat related problems.

3) Signs of heat stroke include excessive panting, disorientation, pale or gray gums due to lack of oxygen, and unresponsiveness.

4) Dogs and cats have a normal body temperature of 101-102 degrees F. The temperature should not exceed 105 degrees F.

5) If you suspect that your pet is suffering from heat exhaustion, immediately submerge him in cool water or place ice packs on his neck. Using ice cold water will make the body temperature fall too much below normal and cause more problems for the pet. Take the pet to the veterinarian as soon as the temperature begins to stabilize.

Detoxifying Salt Soak Formula

Inspired by Home Enlightenment, by Annie B. Bond

This marvelous soak relaxes muscles, draws toxins from the body, and contains a natural sedative to help your nervous system relax and unwind. It is also a natural emollient and exfoliant—and it reduces swelling. All this in one simple formula!

You may want to keep some of this magic mixture on hand. Try it here:

INGREDIENTS

1 cup sea salt

2 cups baking soda

1 cup Epsom salts

1 to 2 tablespoons pure vegetable glycerin per bath (available from your local health food store)

4 to 6 drops essential oil per bath (lavender, sandalwood, or ylang ylang would be nice choices)

1. Combine the dry ingredients in a bowl, stirring to blend. Add 1/4 cup to your bath while the tub fills.

2. Add the glycerin to the bath to prevent drying (feel free to use less if your skin is oily, or more if your skin is dry) and the drops of essential oil.

3. The dry mixture will keep indefinitely in a glass jar with a screw lid. Makes 4 cups (enough for 16 baths).

Ouch! Could you pass the Honey?

The next time mom tries to treat your burn with butter, ask for a dab of honey instead. The science is on your side and you'll be more likely to avoid a nasty infection. Several new studies have concluded that burns treated with honey and wrapped with gauze healed faster on average than burns treated with antibiotic creams. It appears the sweet stuff contains antibacterial and anti-inflammatory properties that may promote healing.



Power — You Have It!

One person can't make much of a difference, we tell ourselves, but that's just not true! One smile can brighten someone's spirits.



One word can improve their whole outlook. And one kind act can set off a chain reaction that

changes everything! And you can start it. Try it!



Monday - Friday	August 7 - 11	Pre-Planning August 9 Professional Development Day
Monday	August 14	First Day of School
Monday	September 4	Labor Day Holiday
Friday	October 13	End of First Marking Period
Monday	October 16	Teacher Workday/Student Holiday
Tuesday	October 17	Begin Second Marking Period
Friday	October 27	Teacher Professional Day/Student Holiday Teacher Non-Workday
Monday - Friday	November 20 - 24	Thanksgiving Break
Thursday	December 21	End of Second Marking Period
Friday	December 22	Teacher Workday/Student Holiday
Two Weeks	December 25 - January 5	Winter Break
Monday	January 8	Begin Third Marking Period Begin Second Semester
Monday	January 15	Martin Luther King, Jr. Holiday (Schools and District Offices Closed)
Monday	February 19	Presidents' Day Holiday (Schools Closed/District Offices Open)
Thursday	March 15	End of Third Marking Period
Friday	March 16	Teacher Workday/Student Holiday
Monday - Friday	March 19 - 23	Spring Break (Schools Closed/District Offices Open)
Monday	March 26	Begin Fourth Marking Period
Monday	May 28	Memorial Day Holiday (Schools and District Offices Closed)
Wednesday	May 30	End of Fourth Marking Period/Last Day of School
Thursday - Friday	May 31 - June 1	Post-Planning

ORANGE COUNTY PUBLIC SCHOOLS PRIORITIZED BAD WEATHER DAYS 2017-2018

Priority, Date and Current Use

- 1 **October 27, 2017**
Professional Day/
Student Holiday
- 2 **November 20, 2017**
Thanksgiving Break
- 3 **November 21, 2017**
Thanksgiving Break
- 4 **February 19, 2018**
President's Day Holiday
- 5 **November 22, 2017**
Thanksgiving Break
- 6 **March 23, 2018**
Spring Break
- 7 **March 22, 2018**
Spring Break
- 8 **March 21, 2018**
Spring Break
- 9 **March 20, 2018**

SUMMERFIELD AT MEADOW WOODS HOMEOWNERS ASSOCIATION, INC.

MAIL OR EMAIL 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 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 _____

SUMMERFIELD AT MEADOW WOODS
 C/O DWD Professional Management, LLC
 1101 MIRANDA LANE • SUITE 112
 KISSIMMEE, FL 34741

Address Service Requested

September & October 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
3	4 	5	6 Full Moon	7	8	9
10 	11 	12	13	14	15 	16
17	18	19	20	21 	22	23
24	25	26	27	28	29	30 
1 <i>October</i>	2	3	4	5 Full Moon	6	7
8	9 	10	11	12	13	14
15	16 	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31 				