



Summerfield at Meadow Woods

FEBRUARY 2018 NEWSLETTER

Assessment Information - 2018

The Summerfield Assessment remains \$220.00 per month for the 2018 budget year. Payments are due on the first of the month and are considered late after the 10th of each month. These payments must be received and processed before the end of the business day on the 10th day of the month in order to avoid a late fee of \$10.00.

While homeowners do receive a 10-day grace period, all payments are **due on the 1st day of the month**. If you have any questions or concerns regarding your account balance or your assessments, please contact the management company.

Parking at the Entrance

Now that the towing company is removing vehicles from the community without the proper parking permits, several residents

are parking their extra vehicles along the entrance to the community on Stonebrook Place. This is causing some safety concerns as people enter and exit the community.

Since Stonebrook Place is a County road, we asked the County to place "No Parking" signs along this street to eliminate the safety concerns. Unfortunately, the County does not believe that the safety concerns are significant enough to warrant the use of "No Parking" signs.

We are asking our residents to contact the County to voice your concerns. We are hoping that they will reconsider our request once enough residents describe the safety issues along this road.

Please contact Hector Bertran, Orange County Traffic Engineer, by phone at 407-836-7763 or 321-354-5490 or by email at hector.bertran@ocfl.net.

Please direct all concerns to the management company. For ARB requests, please go to the Association's website, www.summerfieldatmeadowwoods.com. Click on "Resident Services" then "Online 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

Board of Directors

President: Emily Smith

Vice President: Paulo M. Martins

Treasurer: Ernesto Santos

Secretary: Olga Rodriguez

Short-Term Rentals are Prohibited

Over the years there has been some confusion regarding the legality of short-term rentals in Summerfield at Meadow Woods. We were asked to investigate this issue and this is what we found out from Orange County Code Enforcement.

Short term rentals are considered transient rentals. Transient rentals are any stay in a dwelling of 179 days or less. These are allowed only in one zoning code in Orange County. That is zoning code R3. Summerfield is in Orange County zoning code PD, for Planned Development. Because of this zoning code designation, short-term rentals are not allowed in Summerfield by Orange County. This includes Airbnb rentals. Anyone renting out a unit on a short-term basis can be issued a citation and face fines from the County. Also, this activity is not permissible per the Summerfield Covenants and must cease.

Some owners have stated they are grandfathered in since they have been doing this for years. The County Code Enforcement official we spoke with said that the activity would have had to begin before October 07, 1957 in order to have that designation. Since Summerfield was built almost 40 years after that date, this exemption will not apply to any short-term rentals in Summerfield.

Also, some of the owners have stated they have been collecting fees and taxes for the State, therefore they have been abiding by all of the codes and laws. Orange County also stated this is not true. Collection and remittance of any taxes and fees does not make this activity in compliance with the ordinances.

Finally, Code Enforcement stated that there are many Orlando Sentinel articles written concerning this activity and they are readily available on the internet. You may also call the Orange County Information Hotline by dialing 311 and ask to speak to Code Enforcement if you need any more information concerning this topic. We hope this helps everyone understand why short-term rentals are not allowed in Summerfield at Meadow Woods and we hope for everyone's cooperation regarding this issue.

Parking Permits and Regulations

If your vehicle does not have a proper parking permit for our community, you run the risk of your car being towed. Starting on 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 may find additional parking by asking one of your neighbors if they have another parking spot 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. Please be aware that if you do not find another owner to donate a parking spot to you, you must remove the vehicle from the community's parking lot or be subject to towing.

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.

(Parking Permits and Regulations continued)

If you need a parking permit, you may obtain the parking permits from our management office. The address is 1101 Miranda Lane, Suite 112, Kissimmee, FL 34741. You will need to bring 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.

In addition, please be aware that your car may also be towed if you do not follow the parking regulations. **The towing company will be patrolling the parking lots looking for the following types of vehicles in violation of the parking regulations:**

- All commercial vehicles (this includes cars/trucks with ladder racks, pipe racks, magnetic signs or lettering in the windows) (usually from 7 pm to 6 am, unless there is an emergency, i.e., you called a plumber at 3 am for a water leak.)
- Vehicles that do not have the proper parking permits. (This includes cars using inactive parking permits - permits that have been designated as inactive since they belong to a previous resident or a car that was sold by a current resident) (from midnight until 6 am)
- Boats, or any other recreational vehicles (24 hours a day, 7 days a week)
- Trailers (24 hours a day, 7 days a week)
- Vehicles without license plates or with expired license plates (24 hours a day, 7 days a week)
- Vehicles that are parked on the grass (24 hours a day, 7 days a week)
- Vehicles that are double parked (parked behind cars which are parked in parking spaces or cars parked in more than one parking space) (24 hours a day, 7 days a week)
- Vehicles parked in front of and/or blocking fire hydrants (24 hours a day, 7 days a week)
- Clearly disabled and inoperable vehicles that have not moved for 72 hours or more (24 hours a day, 7 days a week)

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, and management plays no part in the towing of any vehicles. 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.

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.*** 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.

Orange County Off-Duty Sheriff's Deputy Patrols

Beginning last month, an off-duty Orange County Sheriff's Deputy began patrolling your community. These patrols will happen several days a month. The deputy is on patrol to spot suspicious activity, to help enforce traffic laws, and to help the people in your community. If you see the deputy on patrol, and you have noticed any suspicious activity, please stop

(Orange County Off-Duty Sheriff's Deputy Patrols continued)

the deputy and talk with him. 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, people with water balloons in the pool area, etc.), please call DWD Professional Management for assistance.

Common Area Trees and Landscaping

Please be advised that all trees and landscaping in the community belong to the Association. Any changes to these areas is prohibited without prior approval from the Board of Directors. If you have concerns about any trees, shrubs, or grass near your unit, please contact the management office.

Also, please be aware that we are still in the process of repairing the irrigation lines throughout the community. We are hoping to finish these repairs within the next few months. Again, if you have any questions or concerns about the irrigation near your unit, please contact the management office for more information.

Painting the Buildings

Several residents have inquired about painting the buildings. At the last Board of Directors meeting, the Board members discussed a plan to re-paint all of the buildings during the next budget year. If this project is approved, it will require the monthly dues to increase temporarily next year to \$240.00 to cover the expense. If this temporary, higher assessment is approved later this year, the assessments will then decrease back to \$220.00 in 2020. Please keep this in mind, and plan accordingly for next year's possible assessment increase. We will provide more information as it becomes available.

Speed Bumps

At the last Board of Directors meeting, the Board voted to install seven speed bumps throughout the community. This will keep all drivers from speeding, and help protect our residents. The speed bumps will be installed within the next couple of months.

Please Pick-up After Your Pets

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.

The Association has installed several doggy stations throughout the community for your convenience. Please use these receptacles to dispose of any dog waste. Dog waste is a hazardous substance and causes damage to grass and may spread illnesses to others. Thank you for your understanding and cooperation in this matter.



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 THE 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** _____

February and March 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<i>February</i>				1 Monthly Assessment Due	2	3
4	5	6 Trash Pick-Up	7 Recyclables/ Yard Waste/Bulk Pick-Up	8	9	10 Grace Period Ends for Assessment
11	12	13 Trash Pick-Up	14 Ash Wed. Valentine's Day Recyclables/ Yard Waste/Bulk Pick-Up	15	16	17 Board of Directors' Meeting 10:00 AM
18	19 President's Day	20 Trash Pick-Up	21 Recyclables/ Yard Waste/Bulk Pick-Up	22	23	24
25	26	27 Trash Pick-Up	28 Recyclables/ Yard Waste/Bulk Pick-Up			
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<i>March</i>				1 Monthly Assessment Due	2	3
4	5	6 Trash Pick-Up	7 Recyclables/ Yard Waste/Bulk Pick-Up	8 International Women's Day	9	10 Grace Period Ends for Assessment
11 Daylight Savings Begins	12	13 Trash Pick-Up	14 Recyclables/ Yard Waste/Bulk Pick-Up	15	16	17 St. Patrick's Day
18	19	20 Trash Pick-Up First Day of Spring	21 Recyclables/ Yard Waste/Bulk Pick-Up	22	23	24
25	26	27 Trash Pick-Up	28 Recyclables/ Yard Waste/Bulk Pick-Up	29	30 Good Friday	31 Passover Begins