



Summerfield at Meadow Woods

June 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

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 repellant 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.

Summerfield Parking Pass Registration Sessions

We are pleased to announce that new parking stickers will be issued to all residents over the weeknds of July 01 -02 and July 08 -09. The new parking stickers will be handed out at the pool on those four days from 9 am - 1 pm. Due to the chance of rain and the high heat and humidity all sessions will close promptly at 1 pm. Anyone not in line by 12:50 pm will not be allowed to collect their stickers that day.

If you are not able to make it any of these four days, you may pick up your parking decals from DWD's office located at 1101 Miranda Lane, Kissimmee, FL 34741.

Please be aware that if you get your stickers from the office or at

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DWD Closed for Holiday

Please be advised that DWD will be closed July 03 - 04, 2017, in observance of Independence Day. Thank you for your understanding.

SUMMERFIELD AT MEADOW WOODS HOMEOWNERS ASSOCIATION

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Summerfield Parking... *continued*

the pool you will need to bring the following:

1) Driver's License for each vehicle owner, and the license must have your Summerfield address on it;

2) Registration for each vehicle or a current insurance card;

3) If you rent, we will need a copy of the lease;

4) If you own and haven't changed your license to your current address, please bring a copy of your closing papers with you.

We look forward to seeing you there.

Summerfield Short Term Rentals

Over the years there has been some confusion regarding the legality of short term rentals in Summerfield at Meadow Woods. We have been 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 Air BnB 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 start 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 are readily available on the internet. Also, you may 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.



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

June & July 2017

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