



Summerfield at Meadow Woods

September 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



Roof Repairs After the Hurricane

It has been a few weeks since Irma has moved through the Central Florida area. As I am sure you are aware, the entire State of Florida was affected by this massive storm. There is damage from Key West to Jacksonville. Vendors who would normally be available to do repairs within 1-2 business days after receiving our phone calls are now a minimum of 2-3 weeks out. Some supplies for repairing damaged buildings are still hard to come by, e.g. roofing shingles, as they are being diverted to Houston, Key West and Puerto Rico.

Although we were hit by Hurricane Irma, we will all need to be patient as the other parts of the country start their recovery from

their disasters as well. Hurricane Harvey was a once in a 1,000 year rain event that inundated Houston and east Texas with under 50" of rain in 5 days. Hurricane Irma was the most massive hurricane to ever come out of the Atlantic Ocean Basin as it mercilessly tore through the U.S. Virgin Islands, partially struck Puerto Rico then made its way to Florida. Hurricane Maria was a monster storm as it devastated the crown jewel of the Caribbean, Puerto Rico.

During Hurricanes Charlie, Francis and Jean in 2004, Central Florida was hit three times in one year and the country poured resources into Florida to help with our recovery. Even with all of the extra resources, it took well over a

year for everything to be put back to a new form of normal. Now we must share these resources with our fellow Americans in Puerto Rico, the Virgin

Islands and Texas. Please be patient as we all try to recover from these disasters, and pray for all of the people here in Central Florida who are still searching for friends and family in the other areas affected by these terrible storms.



SUMMERFIELD AT MEADOW WOODS HOMEOWNERS ASSOCIATION

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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 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.

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.



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

October & November 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3	4	5 Full Moon	6	7
8	9  Columbus Day	10	11	12	13	14
15	16  HAPPY BOSS DAY	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31  Happy Halloween	1 November	2	3	4 Full Moon
5  Daylight Saving Time Ends	6	7	8	9	10	11  VETERANS DAY
12	13	14	15	16	17	18
19	20	21	22	23  Give Thanks	24  BLACK FRIDAY	25
26	27  CYBER MONDAY	28	29	30		