



April 2017 Issue

KEYSTONE

At Meadow Woods

A Newsletter By and For the
HOMEOWNERS AND RENTERS of
Keystone at Meadow Woods
Homeowners' Association
www.keystoneatmeadowwoodshoa.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

BOARD OF DIRECTORS' MEETING

THIRD THURSDAY,
MONTHLY
7pm (RSVP)
@ DWD Professional Management, LLC

HOA meetings will be on the third Thursday of each month. In the event of location or date change, please log in to our website: www.keystoneatmeadowwoodshoa.com. If you are planning to attend the meeting, please RSVP to info@dwdpm.com. Seats are limited and we may change the location depending on number of attendees.

From Our Management Company



Submitted by
Carey Webb,
DWD Professional Management

No Soccer in the Common Areas

It has been observed that some of the neighborhood children are playing soccer in the common areas again. Please remember the common areas are the property of the Association and the rules governing their use are clear. Soccer or any other activity of this nature is not allowed in the common area.

There are three reasons behind this decision. First someone may get hurt, and the Association's insurance does not cover this activity. Second, property could be destroyed, such as a broken window or broken patio furniture. These activities have already caused damage to sprinkler heads and some of the irrigation equipment. Finally, the noise disturbs your fellow residents.

If these activities persist, the Association will bring legal action against any tenant or owner who

refuses to refrain from these activities. Thank you for your cooperation and understanding.

Parking Violations and Towing

All of the parking areas in Keystone at Meadow Woods are by PERMIT ONLY and all residents must follow the parking rules. The towing company, Universal Towing and Recovery, will be patrolling the parking lots looking for the following vehicles in violation of these parking rules:

- 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 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)***
- Boats, or any other recreational vehicles
- Trailers
- Vehicles without license plates or with expired license plates

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KEYSTONE AT MEADOW WOODS HOMEOWNERS' ASSOCIATION

Board of Directors

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Yvette Fisher

Secretary/Treasurer

Lena Soares

Director

Pedro Mendoza

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Parking Violations... continued

- Vehicles that are parked on the grass
- Vehicles that are double parked (parked behind cars which are parked in parking spaces)
- Vehicles parked and blocking fire hydrants
- Clearly disabled and inoperable vehicles that have not moved for 72 hours or more

If your vehicle is towed, please contact **Universal Towing and Recovery at 407-816-0102**. **Do not contact DWD Professional Management** if your vehicle is towed, as management has no authority to intervene with the towing company. All appeals or requests for reimbursement must be made to the Board of Directors. Please consult this newsletter for the date and time of the next Board meeting to make these requests. Thank you.

Dog Waste

It has come to the Board's attention that many of the residents in your community are pet owners. Owning a pet is a wonderful experience for the "parent" and it brings many joys to 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. Thank you for your understanding.

Please Do Not Fish in the Ponds

Some residents have been seen fishing in the ponds surrounding the community. This is strictly prohibited. Eating the fish from these ponds is not healthy for several reasons. First, most of the fish in the drainage ponds around Central Florida are genetically modified carp. They have been bred so that they are sterile and cannot breed if they escape the pond and enter other waterways around the area. Another reason you should never eat the fish from these ponds is that these ponds



are designed for the drainage of water off of the roads in the area. These waters are polluted with motor oil, radiator fluid, transmission fluid, brake fluid and any other fluid that may leak from a vehicle.

Even if you plan to "catch and release" the fish, you are on private property and do not have the Association's nor the County's permission to fish on the property. The insurance policy for our community does not cover any accidents that may occur from these types of activities.

Finally, these ponds may contain dangerous wildlife such as

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Please Do Not Fish... continued

poisonous snakes or alligators. Therefore, for your safety, please obey the "No Fishing" signs and refrain from fishing in the community's or the County's ponds. Thank you.

Pool Hours and 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.**

Also, please be advised that there are cameras located at the pool. Management monitors these cameras daily and also performs inspections at night. The Association 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.

Next, there is a list of pool rules located in the pool area. During these summer months, 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.

Finally, if you are going to have a party at the pool, please call management first. Please be aware that there will be a \$100 deposit required in order to ensure the area is cleaned up by the people throwing the party. If the area is cleaned, the deposit will be returned. If the area is not cleaned the deposit will be used to pay for the cleaning. Please be aware that the pool will still be open for all residents to use. The pool cannot be closed during a party.

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

Architectural Changes

Architectural changes to your home, such as painting, window film, hurricane shutters and other such appearance changing alterations, require prior written approval of the Keystone at Meadow

Woods Board of Directors. The Architectural Change application form is available on page 7 of this newsletter or at the Keystone at Meadow Woods Website, www.keystoneatmeadowwoodshoa.com.

Insurance Information

If your mortgage lender requires information regarding the Association's master insurance policy, please refer them to our insurance company, Academy Insurance Agency. Your lender may reach Academy by phone at 941-758-4600, by fax at 941-751-9232, or by email at w.mahler@academyins.net.

Please be advised that the master insurance policy **does not cover** the inside of your unit. You should carry insurance to cover all items not covered by the master insurance policy. Please contact Academy Insurance Agency if you have any questions about what the master insurance policy covers for the community.

Suspicious Activity

With the rainy season approaching, there may be an increase in activity around Central Florida concerning 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.

Continued on page 4

Suspicious Activity

continued

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.

Use of Gas & Charcoal Portable Grills

Please be advised that the use of gas and charcoal grills in multi-family housing such as Keystone is strictly regulated by the County and the Association. These grills may not under any circumstances be used in the units, in the parking areas, or on any of the



porches or patios within 10 feet of the building. Their use is restricted to the open areas of the Association, at least 10 feet away from the buildings and any other flammable structure. Your cooperation regarding this matter and the safety of the community is greatly appreciated.

Noise Issue

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



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 that all residents move parties inside after 11 PM to help with these noise issues. We greatly appreciate your cooperation in this matter.

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.

Do Not Litter In the Conservation Areas

It has come to the Board's attention that some of the current residents of Keystone have been throwing their litter into the conservation areas. This is expressly forbidden by the Community's Rules and Orange County Ordinances. Please be aware that you can be fined for throwing your litter into these areas. Please help us to try to make Keystone a clean and litter free community. Thank you.

Keystone is Not a Race Track

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 10 miles per hour. Anyone caught speeding may be fined by the Board for their activities.

Also, please be aware that residents have expressed their concern for the speeding because many children walk in the parking lots. We are all concerned about the safety of the children. Thank you for your understanding concerning these issues.



Oil Spills

Please be aware that **working on vehicles** in the parking lots is **strictly prohibited**. Anyone caught working on a vehicle, with the exception of changing a flat tire or a battery, **will have their car towed at their own expense**. Working on a car will cause many of the fluids (brake fluid, oil, coolant, etc.) to leak on to the concrete and ruin the parking surface. Anyone caught allowing fluids to flow on the concrete will be charged for the cleaning and/or repair of the parking lot. This includes accidentally spilling fluids, leaking engines, or intentionally spilling fluids during a repair. Please be aware these charges will be assessed to the unit owners. Please be aware that unit owners are responsible for any damages caused by their tenants and/or guests. Thank you for your cooperation.

After-hour Emergencies

Emergency after-hours situations: Please call (407) 251-2200 and follow the recorded instructions. Emergencies are defined as issues pertaining to safety, flooding and other catastrophic situations. In other words, please leave a message for things that cannot wait until our regular office hours, which are Monday through Friday, 9:00 AM to 5 PM.

For medical, police, or fire department attention, please call **911**.



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."

Parking Policy

Per the rules of the Association, there are only two (2) parking spots per townhome. In addition, the vehicles must be registered with the Association and all vehicles must display parking permits. Visitors are to use the designated spaces provided and they must place a green visitor's pass on their rearview mirror. Residents should NOT park in visitor's spaces at any time. These spaces are designated for visitors only. Residents may be towed if parked in visitor's spaces. Commercial vehicles, RVs, boats, trailers, and vehicles with expired license plates are not permitted at any time in the community. It is also a violation for vehicles to park on the grass.

Towing Policy

All vehicles without a proper parking permit or a visitor's pass, in addition to any commercial vehicles, RVs, boats, trailers, vehicles with expired license plates, and vehicles parked in the grass will be towed without warning from the community at the owner's expense. *DWD will never call to have any cars towed in spite of what might be said by the towing company. They have instructions per the Governing Documents on what vehicle needs to be towed.*

Universal Towing and Recovery
(407) 816-0102

DOG WASTE



ORDINANCE #95-32

FINE \$500

To report any animal violation, call:

407-836-3111



Spring



Find and circle all of the words that are hidden in the grid.
The remaining letters spell a message about Spring.

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

ALLERGIES
APRIL
BASEBALL
BEES
CROCUSES
CYCLAMENS
DAFFODILS
DANDELIONS
EASTER
EQUINOX
FLOWERS



FROGS
GOLF
GRASS
GREEN
GROWTH
IRISES
LILIES
MARCH
MAY
NEW LEAVES
PLANTING



RAIN
RENEWAL
ROBINS
SEASON
SNOWMELT
SOFTBALL
SPRING BREAK
SPRING CLEANING
TULIPS
WARMER
WET

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

Address Service Requested

April & May 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1  Assessments Due
2	3	4	5	6	7	8
9 	10	11 ^{Full Moon} 	12	13	14  GOOD FRIDAY	15 Grace Period for Assessments Ends
16 	17	18	19	20 7pm HOA BOD Mtg. @ DWD Office, RSVP	21	22
23	24	25	26	27	28  ARBOR DAY	29
30	1 ^{May} Assessments Due	2	3	4  National Day of Prayer	5  CINCO DE MAYO	6
7	8	9	10 ^{Full Moon}	11	12	13
14  Happy Mother's Day	15 Grace Period for Assessments Ends	16	17	18 7pm HOA BOD Mtg. @ DWD Office, RSVP	19	20  Armed Forces Day
21	22	23	24	25	26	27
28	29  MEMORIAL DAY	30	31			