



La Ventana *at Willow Pond*

January 2017 Issue

A Newsletter By and For the
HOMEOWNERS AND RENTERS of
La Ventana at Willow Pond
Homeowners' Association
www.laventanaatwillowpond.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
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407.251.2200 phone
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DWD Professional
Management, LLC
1101 Miranda Lane • Suite 112
Kissimmee, FL 34741

Board of Directors

President
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Treasurer
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Secretary
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Director
Daphne Taylor
Magaly Quinones

From Our Management Company

Submitted by
Carey Webb,
DWD Professional
Management



Holiday Decorations

Sadly, the holidays are now over, and it is time to remove your decorations from the outside of your home. Please remove all holiday decorations if you have not done so already. We greatly appreciate your cooperation.

SunRail Project - Meadow Woods Station

The SunRail's southern expansion into the Meadow Woods area began in November of 2016, and our community is now seeing much of their progress. The Meadow Woods SunRail station will be located off of S. Orange Avenue and Fairway Woods Boulevard. The project will connect Orange and Osceola counties and it is expected that the SunRail trains will begin services on this segment of the rail in early 2018.

Below is an aerial picture of our community showing the existing railroad tracks (marked with a dotted line). The SunRail tracks will run parallel to these existing tracks.



If you have any questions or concerns regarding the SunRail expansion, please contact Customer Service at the SunRail Operations and Control Center. You may reach them by email at info@sunrail.com, by phone at 1-855-724-5411, or visit them on the web at <http://sunrailcorp.wpengine.com/>.

1st Quarter Assessment Reminder

Please remember that your first quarter assessment of \$165.00 was due on January 1st. Payments received after the 31st of January will be assessed a \$10.00 late fee. In addition, any account with a balance at the end of the month incurs interest (January through December). What this means is that the payment needs to be received and processed before the end of business day on the 31st of January in order to avoid the late fee. In order to avoid the application of interest each month, the account must be paid in full (the assessments as well as any late or other fees). All homeowners receive a 30-day grace period for your payments each quarter. However, all payments **are due on the 1st day** of the quarter. Also, please remember to pay your **annual assessment** for the Master Association - **Oakshire at Meadow Woods**. The assessment of \$90.00 was also due on January 1st and will be considered late if received after January 31st. A \$10.00 late fee will be assessed for late payments for this Association as well. If you have any questions or concerns regarding your assessments to either La Ventana at Willow Pond or to Oakshire at Meadow Woods, please contact our office.

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.

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. With the holiday season, this also includes leaving any valuable holiday decorations outside throughout the evening hours. If you notice anyone suspicious within the community, please call the Orange County Sheriff's Department at (407) 836-4357. Thank you.

Suspicious Activity

With the onset of cooler weather and the approach of winter, 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. 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.

Disclaimer: The *La Ventana at Willow Pond Newsletter* is published for the *La Ventana at Willow Pond Homeowners' Association* by Focus Community Publications & Printing, Inc. as a courtesy to all property owners and residents. Focus nor the Association assume any responsibility for article content or advertising message as submitted for inclusion in the newsletter. Advertising and articles are not endorsed by the Association, nor is there any implied warranty by the Association or its staff.

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Noise and Music

We know this is the holiday season where we love spending time with our friends and family, but please be considerate of your neighbors. Loud music, especially after midnight, can be disturbing. You do not know if your neighbor is sick or has to wake up early in the morning to go to work. If you have a noise complaint or concern, please contact the Orange County Sheriff's Department. This is not an Association matter and must be handled directly with the Sheriff's Department.

Please Do Not Fish in the Ponds

It has been observed that some of the residents are 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. Finally, even if you plan to "catch and release" the fish, you are on private property and do not have the Association's or 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 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.

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 are 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 from view of 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.



La Ventana Landscape

Please be aware that Article VI, Section 12 of the La Ventana Covenants specifically states, "All lawns and landscaping areas shall be maintained on a regular basis to preserve a neat and attractive appearance and such maintenance shall include regular chemical treatment for insect and weed control. All landscaping shall be regularly weeded and mulched and maintained to standards at least as equivalent to the initial landscaping package included on the Lot at the time of completion of the Living Unit on the Lot."



Please be aware that all lawns that are not 100% St. Augustine or Zoysia will need to be treated or replaced in order to restore and preserve the original look of the neighborhood. If your lawn has a large oak tree that prevents the growth of St. Augustine, please contact us and we will be happy to discuss alternative ground cover options with you. Thank you for your cooperation and understanding concerning this issue.

Monthly Property Inspections

The community management company is tasked by the Board of Directors each month to complete an inspection of all properties within the community. Below is a list of some of the violations that they will be on the look-out for during these inspections:

- 1) Lawns that need maintenance or full replacement (weeds, dead spots, ir-

Continued on page 4

DOG WASTE

LEASH CURB AND CLEAN UP AFTER YOUR DOG

An illustration of a person walking a dog on a leash and cleaning up the dog's waste with a bag.

IT'S REQUIRED BY LAW!

ORDINANCE #95-32
FINE \$500
To report any animal violation, call:
407-836-3111

Monthly Property...

continued

rigation issues, etc.).

- 2) Houses that may need pressure washing or painting. Please be aware if the paint looks faded over 50% of the visible structure, if the concrete blocks are showing through the paint over 10% of the visible structure, or if there are settling cracks throughout the home that require caulking, then we will ask for the homeowner to re-paint the house.
- 3) Roofs that need pressure washing.
- 4) Fences in need of cleaning and/or repair.
- 5) Driveways that may need repairs or pressure washing.
- 6) Weeds and grass in flower beds and missing mulch or stones in flower bed area.
- 7) Roofs with mold or broken/missing shingles.
- 8) Parking in the grass.
- 9) Commercial vehicles, recreational vehicles, or trailers in driveways.

The community management company's staff members will inspect each property from the road in a vehicle, and they will take pictures of any violations. They will not go onto your property to complete their inspection. Please be kind to the inspectors when they are completing their monthly inspections. The staff members will always identify themselves when approached if you have questions. However, please do not approach them in a hostile or negative manner. They are there to complete a job as directed by the Board of Directors and to help the community.

If the inspectors find any problems with the exterior of your home, the management company will send you a letter notifying you of the violation. If

you receive a violation letter, please feel free to contact the management company via email or by phone if you have any questions or if you need more time to correct the area of concern. The management company will work with you to make the needed improvements. Communication is very important so we can work together to maintain and improve our property values. Thank you for your cooperation regarding these matters.

Architectural Review Applications

Also, it has come to our attention that some homeowners are not familiar with the steps of the Architectural Review process. That is quite understandable. We would like to take this opportunity to help anyone in our community better understand this process.

If you are going to make any changes to the front of your property, including landscaping changes, or if you intend to make any structural changes to your property (i.e., room additions, pools, screened enclosures), then you will need to fill out the Architectural Review Committee (ARC) application.

These applications will always be available on your community's website and they are included in the monthly newsletter. Please follow the instructions on the form, and submit all of the required documents for your requested change. When you are submitting an application to the ARC remember to include:

1. Two (2) copies of the property survey that shows the locations of the proposed changed, alteration, renovation or addition.

2. Two (2) drawings of your plan(s).
3. Attach two (2) copies of color samples, if applicable.

Please note that 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.

If you have any questions, please call us at 407-251-2200, and we will be happy to assist you. Also note that management does NOT approve or deny any of these requests. We collect the applications and then submit them to the community's Architectural Review Committee (ARC). The ARC is a group of volunteer homeowners who review the applications and approve or deny the applications based on your community's written criteria. Per Florida Statutes, this process may take up to 30 days. As soon as the Committee makes a decision, they will mail you the letter. Please make sure you do not proceed with any improvements until you have heard from the Committee. I hope this helps everyone understand the Architectural Review process a little better. If this still leaves you with any questions, please feel free to contact our office.

“Have the courage to follow your heart and intuition. They somehow already know what you truly want to become. Everything else is secondary.”

- Steve Jobs

Top Ten New Year Resolution Ideas

Posted by Blog Guru in: 2017 New Year Resolutions

Again it's a time to make some great New Year Resolution for 2017. A New Year's resolution is a tradition, most common in the Western Hemisphere but also found in the Eastern Hemisphere, in which a person makes a promise to do an act of self-improvement or something slightly nice, such as opening doors for people beginning from New Year's Day.

Here let me share with you some of the very good New Year Resolutions.

1. Lose Weight in 2017

This is a favorite for many resolution makers, and it doesn't take much to figure out why.

2. Travel More in 2017

It's tempting to want to get out and see more of the world, especially if you feel stuck in your rut or you haven't been anywhere lately. This is one of the most common resolutions; just be sure to be a bit more specific on where you want to go.

3. Accomplish the Incomplete

If you still feel that the resolutions you made last year and abandoned midway are worth a second shot, give it another chance! Try to do it this year.

4. Monitor Progress in 2017

Resolve this year to monitor how far you are holding on to your commitment – it will help you to grow more.

5. Grow a plant in 2017

No, don't buy a plant and then dutifully neglect it. Plant something and watch it grow. Again, no negligence.

Think of it as a fish or something. It's non-intrusive but adds great character to your home. You wouldn't forget to feed your fish would you? (You might and I wouldn't blame you.) Still, adding some greenery to your house is going to help your oxygen intake and make things look nicer – as long as it's green.

6. Start a Meditation Practice in 2017

There are scientific studies that show the many benefits of meditating. To name just a few, meditating helps to improve your mood, it reduces stress, it lessens anxiety, and it even increases your brain's gray matter – which is involved in muscle control, sensory perception, decision making, and self-control. In addition, once you get the hang of it, meditating is easy to do.

7. Read More Books in 2017

I'll definitely be reading lots of books in 2017, and I encourage you to do the same.

8. Create a Positive Attitude in 2017

Having a positive attitude opens your mind to new possibilities; it makes you more resilient and can even help you to live longer. Greet the New Year with a smile and resolve to stay positive, no matter what happens.

9. Fun With Family in 2017

Bonding with the family will add a treasure trove of memories for you to cherish all your life.

10. Become More Confident in 2017

Confidence can be defined as your belief in your own abilities and in your capacity to get what you want. In turn, the importance of confidence cannot be overstated. Confident people are happier, more relaxed, more likely to take chances, and more likely to succeed.

Fortunately, there are ways to become more confident. These include giving yourself credit for what you do, culti-

vating your inner advocate, and taking consistent action toward the achievement of your goals.

Conclusion

A New Year is like a blank notebook. You get to write anything you want in it. Fill the first page of your notebook with your New Year's resolutions.

Smart Ways to Use Paper Bags

Refresh your rolls! Wet a paper bag, wring it out, put stale rolls inside and bake at 350°F about 10 minutes for moist insides and crispy crusts!

Harvest herbs! Dry herbs inside a bag; the darkness keeps them tastier (light harms flavor), and the cover keeps them dust-free!

Clean a vase! Fill a cloudy vase with pieces of torn bag, add water and soak overnight. Then dump out the paper to reveal your clean vase!

Ripen fruit! Speed tomatoes, apples, avocados and bananas to the table; bag them to trap the ethylene gas that causes ripening!

Soak up spilled wax! Cover candle drips with a bag; pass a warm iron over it. Keep moving to a clean place on the bag until the wax is gone!



70's Songs

Find and circle all of these songs from the 1970's that are hidden in the grid.
The remaining letters spell the title of an additional song from the 70's.

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

- | | | | |
|-----------------|------------------|-------------------|---------------|
| ANGIE | FAME | LOVIN' YOU | RICH GIRL |
| BABE | FREE BIRD | LOWDOWN | ROXANNE |
| BAD BLOOD | GREASE | MACARTHUR PARK | SAD EYES |
| BETH | HEART OF GLASS | MAGGIE MAY | SIR DUKE |
| BROWN SUGAR | HOT STUFF | MISS YOU | STAYIN' ALIVE |
| CAR WASH | HOTEL CALIFORNIA | MONEY | SUPERSTITION |
| CONVOY | ISLAND GIRL | NIGHT MOVES | THE JOKER |
| CRACKLIN' ROSIE | JIVE TALKIN' | OHIO | TRAGEDY |
| CROCODILE ROCK | LAYLA | POP MUZIK | VENUS |
| DANCING QUEEN | LE FREAK | RHIANNON | WATERLOO |
| DREAMING | LOLA | RHINESTONE COWBOY | YOUR SONG |
| DREAMS | | | |

LA VENTANA AT WILLOW POND HOMEOWNERS' ASSOCIATION, INC.

APPLICATION TO THE ARCHITECTURAL REVIEW COMMITTEE. This form is to be completed by the homeowner and submitted to the Architectural Review Committee (ARC) for approval PRIOR to commencement of any work. **Mail Application to: La Ventana c/o DWD Professional Management, LLC, 1101 Miranda Lane, Suite 112, Kissimmee, FL 34741.** For additional information please call Direct Line: (407) 251-2200 or Fax/Long Distance: (800)759-1820.

(Please Print Legibly)

Owner Name _____ Date _____
Property Address _____ Orlando, FL 32824
Mailing Address (if different) _____
Agent (if Applicable) _____
Phone Home _____ Work _____ Fax _____

MUST PROVIDE THE FOLLOWING REQUIRED INFORMATION

1. DESCRIBE ADDITION, CHANGE OR INSTALLATION (i.e. fence, screen enclosure, pool, exterior paint, etc.): _____
2. Attach copy of property survey (indicating where the addition or installation will be located)
3. SPECIFICATIONS: (attach copies of plans, estimates or pictures) _____
4. Dimensions: _____
5. Material(s): _____
6. House Paint Color(s): Body _____ Trim _____ Door _____
(attach 1 original color chip per color)
7. Fence Style (Posts Must Face Inward) _____
8. Other info: _____

Request and alterations must conform to all local zoning and building regulations.
You are to obtain required permits if your request is approved.
If your request is denied, you may appeal to the Board of Directors for review.

For Use By Architectural Review Committee

Mgmt. Rec'd ___/___/___ Sent to ARC on ___/___/___ Mailed to Owner ___/___/___

ARC Comments _____

() APPROVED () DENIED _____ Date ___/___/___
() APPROVED () DENIED _____ Date ___/___/___
() APPROVED () DENIED _____ Date ___/___/___

LA VENTANA AT WILLOW POND
 HOMEOWNERS' ASSOCIATION
 C/O DWD Professional Management, LLC
 1101 MIRANDA LANE • SUITE 112
 KISSIMMEE, FL 34741

Address Service Requested

January & February 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1  Assessments Due	2	3 	4 Recyclables & Yard Waste Pickup 	5	6	7
8	9	10 	11 Recyclables & Yard Waste Pickup 	12 Full Moon	13	14
15	16 	17 Full Moon 	18 Recyclables & Yard Waste Pickup 	19	20 	21
22	23	24 	25 Recyclables & Yard Waste Pickup 	26	27	28
29	30	31 Assessments Grace Period Ends 	1 Recyclables & Yard Waste Pickup  <i>February</i>	2 	3 	4
5	6	7 	8 Recyclables & Yard Waste Pickup 	9	10 Full Moon	11
12	13	14  	15 Recyclables & Yard Waste Pickup 	16	17	18
19	20 	21 	22 Recyclables & Yard Waste Pickup 	23	24	25
26	27	28  				