



# La Ventana

at Willow Pond

July 2017 Issue

A Newsletter By and For the  
HOMEOWNERS AND RENTERS of  
La Ventana at Willow Pond  
Homeowners' Association  
[www.laventanaatwillowpond.com](http://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  
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

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## From Our Management Company

Submitted by  
Carey Webb,  
DWD Professional Management



## 3rd Quarter Assessment Reminder

Please remember that your fourth quarter assessment of \$165.00 was due on July 1st. Payments received after the 31st of July will be assessed a \$10.00 late fee. In addition, any account with a balance at the end of this month incurs interest (January through December). What this means is that the payment needs to be received and processed before July 31st 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.

## Parking Next to Mailboxes

The Board of Directors must inform all owners that parking within 10 feet of either side of a mailbox will result in no mail delivery that day. The Post Office has asked that the street adjacent to the mailboxes remain vehicle free, at least 10 feet on either side of the mailboxes in order for the mail delivery person to safely and efficiently deliver the mail. Thank you for your cooperation with this very important matter.

## Parking Regulations

The Board would like to remind all residents regarding the parking regulations for our community. According to the Association's documents in Article VI, Section 8, "No motor vehicle shall be parked in the Subject Property except on a paved or concrete driveway or in a garage. Parking on lawns or landscaped areas is prohibited. Parking of any motor vehicle of any kind on streets overnight is prohibited." The Board requests that all residents follow these regulations for the safety and well being of our neighborhood. When several cars park in the street, it is difficult for emergency vehicles and waste removal trucks to get through. The

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## Parking Regulations continued

Board requests your cooperation by parking in your garage or driveway. Thank you for your assistance in this important safety matter.

## 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

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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.



## 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 white dots). 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](mailto:info@sunrail.com), by phone at 1-855-724-5411, or visit them on the web at <http://sunrailcorp.wpengine.com/>.

**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 \_\_\_/\_\_\_/\_\_\_

# Alligator Warning



























Please be advised that residents have seen alligators in the community pond. We have notified the Florida Fish and Wildlife Conservation Commission regarding this issue. Therefore, trappers will be in the area removing the alligators. Please always be aware of your surroundings and do not leave children or pets unattended near the

water's edge. Also, please be aware that it is against the law to feed alligators. Feeding alligators reduces their fear of humans, and this may have serious consequences for the people they encounter who do not bring them food. If you see alligators in the area, you may also report them to the Florida Fish and Wildlife Conservation Commission at the following number: 866-392-4286. Please remember this is Florida, and alligators will almost always be present

in any body of water. This is especially true since your community is just a little over a mile east of Gatorland!



## August & September 2017

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