



La Ventana *at Willow Pond*

March 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
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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Magaly Quinones

2nd Quarter Assessment Reminder

Please remember that your second quarter assessment of \$165.00 is due on April 1st. Payments received after the 30th of April 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 30th of April 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.

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/>.

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.

Curbside Collection Program for Orange County Residents Schedule and 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**. The schedule for your community is as follows:

Garbage collection - Tuesday

Yard Waste and Recycling - Wednesday
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 new 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.

Pool 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.**

Several homeowners have contacted us to complain about the pool's hours of operation. They feel that they should be able to use the pool at hours that are more flexible. However, the La Ventana at Willow Pond HOA owns the pool, not the individual homeowners at La Ventana. Since the pool is not owned by individual homeowners, it is considered a commercial pool and the HOA must abide by the State guidelines.

Next, there is a list of pool rules located in the pool area. 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 maintenance 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.

Also, please be advised that there are cameras located at the pool. Management monitors these cameras daily and also performs inspections at night. The HOA will pursue recuperating any costs associated with damage to the pool

Continued on page 3

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Pool Rules continued

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

Pet Chaining Restrictions for Orange County

County Ordinance Pertaining to the Restraining of Dogs Effective July 12, 2005

Chaining Restrictions

- Any restraining device (chain, cord, or cable) must be a minimum length of ten (10) feet to confine an animal in the owner's property.
- The restraining device must be humane and provide for an unrestrained range of movement for the animal to ensure that the animal is not exposed to hazard or injury.
- The restraining device must not restrict the animal from having food, water, shelter, adequate ventilation, and protection from the elements or general care.

- The restraining device must be proportional in size, and must weigh less than 1/8 of the dog or puppy's body weight.
- The restraining device must be designed for the specific breed.
- The restraining device must be used with an appropriate collar.
- These restraining devices must not be used between the hours of 9:00 a.m. and 5:00 p.m., 365 days a year and during extreme weather, such as hurricanes or below freezing conditions.

Options to Chaining

- Bring your dog(s) indoors
- Establish an appropriate fence that is adequate for your dog's breed and size
- Build a kennel for your dog

Remember, a dog must have access to food, water, shelter, and ventilation. Do not place your dog in a garage or area where there is no air flow. Contact Animal Services to discuss your situation, we are here to help.

Orange County Animal Services, 2769 Conroy Road, Orlando FL 32839
(407) 836-3111

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.

Architectural Review Applications

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

Continued on page 4

Architectural... continued

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.

DOG WASTE



ORDINANCE #95-32

FINE \$500

To report any animal violation, call:

407-836-3111

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.

Monthly Property Inspections and Notifications

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 they will be on the lookout for during these inspections:

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

Continued on page 5

Monthly Property... continued

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.

THINGS YOU MUST GIVE TO OTHERS IF YOU WANT TO ACHIEVE SUCCESS!

Article from www.appleseeds.org/7-things-success.htm

A major part of the process of achieving success and living the kind of life that you dream of is to give. Many people think that to get what you want you have to take it. There is a universal truth though that the true path to get what you want is to give. When you give, you get. What you sow, you shall reap. If this is true, then what is it we must give? I'll show you the way...

1. Give Others Your Honesty. The world we live in has a simple rule that most follow: Lie when you have to. Unfortunately, this may make some people wealthy but it makes us humans poor. To achieve success is to become wealthy not only in your goals and keep your character at the same time!

How about you? Are you honest in all things? The problem with little lies is they become big ones. Lies spin out of control. You get caught in one lie and you lie to get out of it etc. In all things and at all times, give others your honesty

2. Give Others Your Respect. Most of the time we give people respect based on

what they have done or what they have accomplished. We gauge whether or not they are "worthy" of it based on what we know of what they have achieved or who they know or are related to.

But I believe we should have a higher standard: We respect people not for what they have done or for whom they are related to or for what they can do for us. Instead, we respect people for simply being...

3. Give Others Your Vulnerability. We are taught to "be strong." And yes, we should be strong. But we have also embraced something that I think keeps us from having the kind of life that we long for. It is an idea that keeps us from experiencing the kind of relationships that would bring deep meaning to us. It is the idea of vulnerability....

"But Chris, make yourself vulnerable and people will step all over you!" It is true that this will happen. But I have also seen that most people will be drawn to you. They will help you. They will open up to you. You see, we are all broken people inside. We all have secrets. Yet everyone plays the poser. When one lets down their veil, others soon follow and we all win.

4. Give Others Your Care. Too many people are running around this old earth not caring about others. The days of "Look Out for Number One" and "Winning Through Intimidation" are over! Let's bring about a new day when we can care about others and succeed! Take the time to show people you care. Listen to them. Empathize with them. Love them. Now, I don't mean that you have to go around hugging everyone that probably wouldn't fly in corporate America anyway but we can take some time to step back from business and be human! And I have found that when we do so, our business succeeds as well!

5. Give Others Your Experience. We all have areas that we excel in and they are

usually areas that we have experience in. One of the things we can do to make our lives more meaningful and be of utmost help to others is to show them the way through the experiences we have.

Sometimes it will be what they should do: Shortcuts to take, people to meet etc. Sometimes it will be what they should not do: Shortcuts not to take and people to stay away from! Whatever it is, we can be of service to others by giving them our experience and ultimately it will make us all better!

6. Give Others Your Help. All in all, what we want to do is to help others. Zig Ziglar says that if we will "help others get what they want; we will in turn get what we want." If we want to be successful, we should consider ourselves servants of other people. What can we do to help them and make them better? This is the true path to greatness and success, not only in business but in life!

Paper or Plastic...Neither

Florida Department of Environmental Protection

Only 12 percent of plastic bags and 37 percent of paper bags are reused or recycled. Instead choose a reusable shopping bag which needs only to be used 11 times to have a lower environmental impact than 11 disposable plastic bags.



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 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

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

March & April 2017

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