



La Ventana at Willow Pond

October 2018 Newsletter

Halloween Trick-or-Treating Guidelines

We look forward to a wonderful night of trick-or-treating tomorrow night in our community. Please use the follow guidelines for trick-or-treating within the community:

1. Please turn on your front porch light if you would like trick-or-treaters to visit your home. Keep your front porch light off if you are not participating.
2. Please be aware of trick-or-treaters as you drive through the neighborhood.
3. Please stay in groups while trick-or-treating and make sure you are visible to drivers. Flashlights are a good idea for this purpose or reflective clothing.
4. Parents please supervise your children and ensure that they stay safe. Always check your children's candy at the end of the evening to

ensure that it is safe for them to enjoy.

5. Please try to limit your trick-or-treating between the hours of 6-9 PM. Since this is a school/work night, we all need to get up as usual on Thursday morning.
6. Have fun and happy trick-or-treating!



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.

Please direct all concerns to the management company. For ARB requests, please go to the Association's website, www.laventanaatwillowpond.com. Click on "Resident Services" then "Online 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

9419 Tradeport Drive

Orlando, FL 32827

Board of Directors

President: Sherman Markowitz

Treasurer: Teresa Valentine

Secretary: Daniel Martinez

Director: Magaly Quinones

Director: Dawn Walton

4th Quarter Assessment Reminder

Please remember that today and tomorrow are the last days to pay for your fourth quarter assessment of \$165.00 before you incur a \$10.00 late fee and the addition of interest.

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. Please make your payment as soon as possible to avoid the application of these fees. If you have any questions or concerns regarding your account, please contact the management office.

Assessment Information - 2019

On Thursday, October 25, 2018, the Board of Directors held their Annual and Budget meetings for 2019. After much consideration, the Board voted to increase the quarterly Assessment by \$10.00 next year. **This means your assessment will increase to \$175.00 per quarter for 2019.** You should receive your new coupon booklets in December from the Association's bank. If you have any questions or concerns, please feel free to contact the management office.

Architectural Changes

If you need to repair and/or replace your roof or make other architectural changes to the exterior of your home, you must first have these changes approved by the La Ventana at Willow Pond Architectural Review Committee (ARC).

The ARC application form is included with this newsletter and may also be found on the La Ventana website, www.laventanaatwillowpond.com. Please fill out and return the form to the management office at your earliest convenience. Please include the survey of your property and/or samples of the proposed change as requested on the application (i.e., a fence installation requires a property survey and replacing the roof requires shingle samples). The Architectural Review Committee will expedite these applications if the exterior changes required are due to hurricane damage. However, please be aware that the Board has 30 days to review the application per Florida Statute. If you have any questions or concerns regarding this process, please call or email the management office at 407-251-2200 or info@dwppdm.com.

Please Pick-Up After Your Pets

We understand that many of the residents in our community are pet owners. Owning a pet is a wonderful experience for the "parent" and it brings many joys to you 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.** This is not only a community rule; it is an Orange County ordinance as well.

Dog waste is a hazardous substance and causes damage to grass and may spread illnesses to others. Thank you for your understanding and cooperation in this 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 Board requests your cooperation by parking in your garage or driveway. In addition, please remember that **you may not block the sidewalk with your vehicle.** Residents must have the ability to use the sidewalks without any impediment from parked cars. Finally, please remember that the roads in our community belong to Orange County, and any violations to the County's parking rules must be referred to the County for enforcement. Thank you for your assistance in this important safety matter. If you have any questions or concerns, please feel free to contact the management office.

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.

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

Off-Duty Sheriff's Deputy Patrols and Suspicious Activity

Your community is patrolled several days per month by an off-duty Orange County Sheriff's Deputy. The deputy is on patrol to spot suspicious activity, to help enforce traffic laws, and to help the people in communities we manage in Meadow Woods. If you see the deputy on patrol, and if you have noticed any suspicious activity, please stop the deputy and talk with him regarding your concerns. You should also call the Orange County Sheriff's Department at (407) 836-4357 to report suspicious or criminal activities. **The Sheriff's Department is**

(Off-Duty Sheriff's Deputy Patrols and Suspicious Activity continued)

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.

Please be aware that the deputy is only able to enforce state law and county ordinances. If you see a community violation (i.e., parking on the grass, people with water balloons in the pool area, etc.), please call DWD Professional Management to address these concerns. Thank you.

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, 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 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 this matter.

Community Services Phone Numbers

Emergency:

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|----------------------------------|------------|
| Fire, Police, Medical Emergency: | 911 |
|----------------------------------|------------|

Law Enforcement:

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| Orange County Sheriff's Dept. (Non-Emergency): | 407-836-4357 |
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Utilities:

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|--------------------------|--------------|
| Orange County Utilities: | 407-836-5515 |
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Chamber of Commerce:

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|------------------------------|--------------|
| Orlando Chamber of Commerce: | 407-425-1234 |
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Miscellaneous:

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|---|--------------|
| Orange County Public Schools: | 407-317-3200 |
| Orange County Office of Emergency Management: | 407-836-9140 |
| Orange County Health Department: | 407-858-1400 |
| Florida Poison Information Center: | 800-222-1222 |
| Orange County Public Library: | 407-836-7390 |
| Social Security Administration: | 800-772-1213 |
| Orange County Voters' Registration Office: | 407-836-2070 |
| Orange County Animal Services: | 407-836-3111 |

LA VENTANA AT WILLOW POND HOMEOWNERS' ASSOCIATION, INC.

MAIL OR EMAIL FORM TO: 9419 Tradeport Drive, Orlando, FL 32827

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 _____ Email: _____

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 THE 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 _____

October and November 2018

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|---|---|---|--|---|---------------------------|----------|
| <i>October</i> | 1 4th Quarter Assessment Due | 2 Trash Pick-Up | 3 Recyclables/ Yard Waste/Bulk Pick-Up | 4 | 5 | 6 |
| 7 | 8 Columbus Day | 9 Trash Pick-Up | 10 Recyclables/ Yard Waste/Bulk Pick-Up | 11 | 12 | 13 |
| 14 | 15 | 16 Trash Pick-Up | 17 Recyclables/ Yard Waste/Bulk Pick-Up | 18 | 19 | 20 |
| 21 | 22 | 23 Trash Pick-Up | 24 Recyclables/ Yard Waste/Bulk Pick-Up | 25 Annual and Budget Meetings 7:00 PM | 26 | 27 |
| 28 | 29 | 30 Trash Pick-Up | 31 Recyclables/ Yard Waste/Bulk Pick-Up Halloween 🎃 Grace Period Ends for Assess. | | | |
| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
| <i>November</i> | | | | 1 | 2 | 3 |
| 4 Daylight Savings Ends – Turn your clocks back | 5 | 6 Trash Pick-Up General Election Day | 7 Recyclables/ Yard Waste/Bulk Pick-Up | 8 | 9 | 10 |
| 11 Veteran's Day | 12 | 13 Trash Pick-Up | 14 Recyclables/ Yard Waste/Bulk Pick-Up | 15 | 16 | 17 |
| 18 | 19 | 20 Trash Pick-Up | 21 Recyclables/ Yard Waste/Bulk Pick-Up | 22 Thanksgiving Day  | 23 Black Friday | 24 |
| 25 | 26 | 27 Trash Pick-Up | 28 Recyclables/ Yard Waste/Bulk Pick-Up | 29 | 30 | |