



La Ventana

at Willow Pond

September 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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From Our Management Company

Submitted by
Carey Webb, 
DWD Professional Management

4th Quarter Assessment Reminder

Please remember that your fourth quarter assessment of \$165.00 is due on October 1st. Payments received after the 31st of October 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 October 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.

Architectural Changes Needed After Hurricane Irma

The Board of Directors is aware that a few owners will need to repair and/or replace their roofs or make other architectural changes due to damages sustained during Hurricane Irma. However, all changes must still first be 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 at Willow Pond website, www.laventanaatwillowpond.com. Please fill out and return the form to the management office at your earliest convenience. The Architectural Review Committee will expedite these applications. If you have any questions or concerns regarding this process, please call or email the management office at 407-251-2200 or info@dwdpm.com.



Hurricane Irma - Orange County Debris Pick-Up

Due to the large amount of debris created by Hurricane Irma, Orange County may take several weeks to collect the debris on your property. The county has requested that homeowners dispose of vegetative debris the same way that you do for normal yard waste. Therefore, please use the following guidelines per the county:

- Limit yard waste to three cubic yards (about one small pickup truck-load) per household per week.
- Use your own garbage cans or plastic bags for collection. Cans and bags must be 50 gallons or less and weigh less than 60 pounds each when full. Cans must be waterproof with a tight-fitting lid and have handles on the sides.
- Don't mix yard waste with garbage.
- Bundle limbs, palm fronds, and similar items with string. Keep bundles three feet long or less. Limit weight to less than 60 pounds.
- Remember to place all debris on the curb. Do not place debris in the roadway, on sidewalks or near fire hydrants.

In addition, Orange County has debris drop-off sites (for vegetative debris only) from 7 AM-7 PM seven days a week. The debris drop-off sites are as follows:

- Barnett Park - 4801 W Colonial Dr.
- Conway Water Treatment Plant - 3590 Manatee St.
- Cypress Grove Park - 290 Holden Ave.
- Fort Christmas Park - 1300 Fort Christmas Rd.
- Harrell Road - 8503 Trevarthon Rd.
- Meadow Woods Park - 1751 Rhode Island Woods Cir

- NW Water Treatment Plant - 701 W McCormick Rd.
 - Rose Place Park - 8200 Old Winter Garden Rd.
 - Across from Eastern Regional Park - 3800 S. Econlockhatchee Trl.
 - West Beach Park Addition - 9227 Winter Garden Vineland Rd.
- The Meadow Woods Park drop-off site highlighted above is the closest location to our neighborhood. The county requests that you bring a photo ID to the drop-off site to show that you are an Orange County resident. Finally, for large bulk items or any construction debris, please call Orange County's Solid Waste hotline at 407-836-6601 to arrange a day for pick-up. We understand that this clean-up process can be stressful, and may take some time. Therefore, please do your best to remove the debris safely, and, if you need assistance, contact our office at 407-251-2200.

Caramel Peanut Popcorn Snack Mix

From Myresipes.com

Ingredients

15 cups popped popcorn (about 3/4 cup kernels) Vegetable cooking spray 1 cup plus 2 Tbsp. firmly packed dark brown sugar 1/2 cup butter 1/2 cup dark corn syrup 1/4 teaspoon kosher salt 1 cup lightly salted dry-roasted peanuts Wax paper 1 (10.5 oz.) package candy-coated peanut butter pieces (such as Reese's Pieces)

How to Make It

Step 1

Preheat oven to 325°. Spread popcorn in an even layer on a lightly greased (with cooking spray) heavy-duty aluminum foil-lined 13- x 18-inch pan. Stir to-

gether brown sugar and next 3 ingredients in a small saucepan over medium-low heat; bring to a simmer, and simmer, stirring constantly, 1 minute. Pour over popcorn, and stir gently to coat.

Step 2

Bake at 325° for 25 minutes, stirring every 5 minutes. Add peanuts during last 5 minutes. Remove from oven, and spread on lightly greased (with cooking spray) wax paper. Cool completely (about 20 minutes). Break apart large pieces, and stir in candy pieces. Store in an airtight container up to 1 week.

Chef's Notes

Cook kernels without oil in the microwave. Place 1/4 cup kernels in a 2 1/2-qt. microwave-safe bowl; completely cover bowl top with a microwave-safe plate. Cook on HIGH 3 to 4 minutes or until kernels have popped. Repeat with remaining kernels.



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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

October & November 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 Assessments Due	2	3  Trash Pickup	4 Recyclables & Yard Waste Pickup 	5 Full Moon	6	7
8	9  Columbus Day	10  Trash Pickup	11 Recyclables & Yard Waste Pickup 	12	13	14
15	16  HAPPY BOSS DAY	17  Trash Pickup	18 Recyclables & Yard Waste Pickup 	19	20	21
22	23	24  Trash Pickup	25 Recyclables & Yard Waste Pickup 	26	27	28
29	30	31  Assessments Grace Period Ends  Trash Pickup	1 Recyclables & Yard Waste Pickup  <i>November</i>	2	3	4 Full Moon
5  Dialing Saturday Trash	6	7  Trash Pickup	8 Recyclables & Yard Waste Pickup 	9	10	11  VETERANS
12	13	14  Trash Pickup	15 Recyclables & Yard Waste Pickup 	16	17	18
19	20	21  Trash Pickup	22 Recyclables & Yard Waste Pickup 	23  Gone With the Wind	24  HALLOWEEN	25
26	27  CYBER MONDAY	28  Trash Pickup	29 Recyclables & Yard Waste Pickup 	30		
		 Trash Pickup				