



La Ventana at Willow Pond

April 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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Secretary
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Magaly Quinones

From Our Management Company

Submitted by
Carey Webb,
DWD Professional
Management



2nd Quarter Assessment Reminder

Please remember that your second quarter assessment of \$165.00 was 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.

Violation Letter Procedures

The community management company is tasked by the Board of Directors each month to complete an inspection of all properties within the community. If the management company finds a home in violation of the governing documents, they will send a violation letter describing the issue to the owner of the property.

If you receive a violation letter, please correct the issue as quickly as possible so that you are in compliance with the governing documents. If you cannot make the requested change right away due to a financial hardship, medical emergency, or another personal reason, the best course of action is to communicate with the management company. They will assist you so that you may make the changes on a schedule that works for you and your family. If you for any reason do not understand the reason for the violation letter or if you disagree with the violation, again the best course of action is to communicate with the management company. They will discuss the violation with you and provide you with pictures from the day of the inspection so a resolution may be reached.

Continued on page 2

Violation Letter... continued

The goal is for all owners to be in compliance with the rules of the community in order to maintain your property values and to make the community a desirable place to live. If you choose to ignore these letters, the only course of action for the Association to obtain compliance is through an attorney. This costs the Association money that should otherwise go to improvements within the community. Therefore, the best way to handle any disagreement over a violation, is through communication. We greatly appreciate your cooperation in this matter. If you have any questions or concerns, please feel free to contact the management office.

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 may be 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.

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. 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 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.

DOG WASTE



ORDINANCE #95-32

FINE \$500

**To report any animal violation, call:
407-836-3111**

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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

April & May 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1  Assessments Due
2	3	4 	5 Recyclables & Yard Waste Pickup 	6	7	8
9 	10	11 Full Moon  <i>Happy Passover</i>	12 Recyclables & Yard Waste Pickup 	13	14  GOOD FRIDAY	15
16 	17	18 	19 Recyclables & Yard Waste Pickup 	20	21	22
23	24	25 	26 Recyclables & Yard Waste Pickup 	27	28  ARBOR DAY	29
30 Assessments Grace Period Ends	1 <i>May</i>	2 	3 Recyclables & Yard Waste Pickup 	4  National Day of Prayer	5  CINCO DE MAYO	6
7	8	9 	10 Recyclables & Yard Waste Pickup  Full Moon	11	12	13
14  Happy Mother's Day	15	16 	17 Recyclables & Yard Waste Pickup 	18	19	20  Father's Day
21	22	23 	24 Recyclables & Yard Waste Pickup 	25	26	27
28	29  MEMORIAL DAY	30 	31 Recyclables & Yard Waste Pickup 