



La Ventana at Willow Pond

January 2018 Newsletter

Assessment Information 2018

The La Ventana assessment remains \$165.00 per quarter for the 2018 budget year. Payments are due on the first of each quarter (January, April, July, and October) and are considered late after January 31st, April 30th, July 31st and October 31st. These payments must be received and processed on or before the aforementioned dates each quarter in order to avoid a late fee of \$10.00. In addition, any account with a balance at the end of the month incurs interest (January through December).

While homeowners do receive a full month grace period, all payments are **due on the 1st day of the quarter**. If you have any questions or concerns regarding your account balance or your assessments, please contact the management company.

Bulk Pick-Up Changes

On January 1, 2018, Orange County made changes to the bulk pick-up requirements. The County will now provide this service on a weekly basis without the need for an appointment. The day for bulk pick-up in our community is the same as for yard waste collection – Wednesday.

Per the County, please separate the bulk items from your normal yard waste. Also, please limit the bulk pick-up to 3 cubic yards and do not place the items in plastic bags as the garbage collectors will need to see the items they are picking up for collection. Finally, place the items at the curb no earlier than 6 PM the night before collection on Tuesdays and no later than 6 AM on the collection day on Wednesdays.

Please visit the following website to verify large items available for pick-up: www.ocfl.net/GreenClean.

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

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 DWD Professional Management, LLC
 1101 Miranda Lane • Suite 112
 Kissimmee, FL 34741

Board of Directors

President: Sherman Markowitz

Treasurer: Teresa Valentine

Secretary: Daniel Martinez

Director: Magaly Quinones

Architectural Changes (Exterior Modifications)

The Board of Directors is aware that several 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 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. If you have any questions or concerns regarding this process, please call or email the management office at 407-251-2200 or info@dwpsdm.com.

Alligator Warning

Please be advised that there may be alligators in the community pond. We will notify the Florida Fish and Wildlife Conservation Commission regarding this issue when the alligators reach more than 4 feet in length per their requirements. Therefore, you may see trappers 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 contact the management office after you call Florida Fish and Wildlife, as the community management company will need to authorize the trappers to enter the Association's property.

Parking Regulations

The Board would like to remind all residents regarding the parking regulations for our community. According to the Association's governing 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.

Businesses Not Allowed in La Ventana

The Board of Directors wants to inform the residents that, per the Covenants, no businesses are allowed to operate in the community. Article VI Section 5 clearly states that, "No Owner may conduct or carry on trade, business, profession or other types of commercial activity upon any Lot."

Please be aware of this limitation, as well as Orange County's enforcement of any Code or Zoning violations stemming from any violations concerning their ordinances regarding businesses in residential communities. Also, please note that Orange County has strict guidelines on renting of properties. Short-term rentals, such as Air BnB rentals, are only allowed in Zoning Code R3. La Ventana is Zoning Code PD. Therefore, short-term rentals are not allowed in La Ventana. Thank you all for your cooperation with this matter. If you have any questions or concerns, please contact the management office.

LA VENTANA AT WILLOW POND HOMEOWNERS' ASSOCIATION, INC.

MAIL OR EMAIL FORM TO: 1101 Miranda Lane, Suite 112 Kissimmee, FL 34741

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 _____ Fax: _____ 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 _____

January and February 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
January	1 New Year's Day 1 st Quarter Assessment Due	2 Trash Pick-Up	3 Recyclables/ Yard Waste/Bulk Pick-Up	4	5	6 Three King's Day/Epiphany
7	8	9 Trash Pick-Up	10 Recyclables/ Yard Waste/Bulk Pick-Up	11	12	13
14	15 Martin Luther King, Jr. Day	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	26	27
28	29	30 Trash Pick-Up	31 Recyclables/ Yard Waste/Bulk Pick-Up Grace Period Ends for 1 st Qtr. Assess.			
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
February				1	2	3
4	5	6 Trash Pick-Up	7 Recyclables/ Yard Waste/Bulk Pick-Up	8	9	10
11	12	13 Trash Pick-Up	14 Ash Wed. Valentine's Day Recyclables/ Yard Waste/Bulk Pick-Up	15		17
18	19 President's Day	20 Trash Pick-Up	21 Recyclables/ Yard Waste/Bulk Pick-Up	22	23	24
25	26	27 Trash Pick-Up	28 Recyclables/ Yard Waste/Bulk Pick-Up			