



La Ventana *at Willow Pond*

November 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

President
Sherman Markowitz
Treasurer
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Secretary
Daniel Martinez
Director
Daphne Taylor
Magaly Quinones

From Our Management Company

Submitted by
Carey Webb, 
DWD Professional
Management

Assessments Remain the Same for 2018

Recently the Board of Directors met to discuss the budget for next year. After much consideration, the Board has voted to maintain the assessment at the current level for next year. This means your assessment will remain at \$165.00 per quarter for 2018. You should receive your new coupon booklets in December. If you have any questions or concerns, please feel free to contact the management office. Thank you.

DWD Holiday Hours 2017- 2018

Please be advised that the DWD Professional Management office will be closed beginning on Friday, December 22nd at 12 PM through Monday, Janu-

ary 1, 2018 in observance of the Christmas and New Year holidays. Our offices will re-open on Tuesday, January 2, 2018. We hope everyone has a happy holiday season.

Assessments 2018 - New Coupon Booklets

The coupon booklets for the 2018 Assessments should arrive this month if they have not done so already. Please be on the lookout for this important mailing. The coupon booklet will include your quarterly coupons as well as information regarding on-line bill pay and a change of address form. Just so you are aware, the PO Box listed on the coupon is the address for the Association's bank, Center State. This address is not for DWD Professional Management. Therefore, if you need to send correspondence to DWD, please mail it to: 1101 Miranda Lane, Suite 112, Kissimmee, FL, 34741. In addition, when mailing in your payments, please make your checks payable to La Ventana at Willow Pond HOA. Finally, if you do not receive your coupon booklet by mid-December, please contact our office so that we may mail you a replacement. Remember that it

Continued on page 2

Assessments 2018... continued

is your responsibility to ensure that your HOA assessments are received in a timely fashion. Your assessments are due on the 1st of each quarter and are considered late after the last day of each quarter (January 31st, April 30th, July 31st, and October 31st). Please pay on time so that you can avoid the addition of late fees and interest. We greatly appreciate your cooperation in this matter.

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. With the holiday season, this also includes leaving any valuable holiday decorations outside throughout the evening hours. If you notice anyone suspicious within the community, please call the Orange County Sheriff's Department at 407-836-4357. Thank you.

Household Tips

SOS for yellow nails – Removing fall's deeper shades of nail polish can leave you with unsightly yellow nails. After removing polish, squeeze the juice of 1 lemon into a small bowl and soak your fingertips for 5 minutes. The acidic juice acts as a gentle bleach for off-color nails. Repeat once a week for nails you will love – polished or bare.

Secret to a sharper memory – Missing keys, yet another forgotten RSVP card... lately, teeny memory slips are

constantly tripping you up! For quick help, repeat this mantra: My memory is better than I think it is. Researchers at the University of Florida in Gainesville found that volunteers who were told memory could be improved did much better on recall tests than those who thought the skill was predetermined. So a self-affirming statement about your ability to remember will ensure you actually can!

Cure a cold before it takes hold – After sitting next to a sneezing patient at the doctor's office, you're starting to feel woozy yourself. Beat a bug by swallowing 1 Tbsp. of apple cider vinegar before bedtime and another the next morning. The malic acid and acetic acid in the liquid are antibacterial and antiviral. Also a rich source of potassium, the vinegar helps to restore low levels of electrolytes and fluids to make the body more resistant to illness.

Winter Holiday Safety Tips

The American Red Cross

Beware of holiday lighting. Take care when burning candles. Be sure they are kept away from decorations or other combustible materials. Don't leave children unattended in a room with lit candles, and always keep candles, as well as matches and lighters, out of the reach of children.

Never display lighted candles in windows or near exits. Decorate only with flame-retardant or non-combustible materials.

Keep Christmas trees fresh. Choose a fresh Christmas tree and secure it in a sturdy stand. Place the tree away from heat sources and exits, and water it daily. If you purchase an artificial tree,

be sure it is labeled as fire-retardant.

Designate a driver. When attending a party, always designate a non-drinking driver. If you are the host of a holiday gathering, be sure there are non-alcoholic beverages available for guests who are driving.

Buckle up. During the holiday months, people travel more than ever. Wearing a seat belt is the easiest and best way to prevent injury in a motor vehicle collision. Ensure that all passengers in your vehicle are wearing safety belts.

Enroll in a First Aid and CPR course. Although these tips can help prevent an emergency, it is also important to be prepared should an emergency situation arise. To enroll in a first aid or CPR course, contact your local Red Cross. www.redcross.org



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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

December 2017 & January 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
3 Full Moon	4	5  Trash Pickup	6 Recyclables & Yard Waste Pickup 	7  Pearl Harbor Remembrance Day	8	9
10	11	12  Trash Pickup	13 Recyclables & Yard Waste Pickup  Hanukkah	14	15	16
17	18	19  Trash Pickup	20 Recyclables & Yard Waste Pickup 	21	22 DWD Professional Management Closed at Noon	23
24 	25  DWD Professional Management Closed	26 DWD Professional Management Closed  Trash Pickup	27 Recyclables & Yard Waste Pickup  DWD Professional Management Closed	28 DWD Professional Management Closed	29 DWD Professional Management Closed	30
31 	1 <i>January</i> Assessments Due DWD Professional Management Closed	2  Trash Pickup	3 Recyclables & Yard Waste Pickup 	4	5	6
7	8	9  Trash Pickup	10 Recyclables & Yard Waste Pickup 	11	12	13
14	15 	16  Trash Pickup	17 Recyclables & Yard Waste Pickup 	18	19	20
21	22	23  Trash Pickup	24 Recyclables & Yard Waste Pickup 	25	26	27
28	29	30  Trash Pickup	31 Recyclables & Yard Waste Pickup  Assessments Grace Period Ends			