



La Ventana at Willow Pond

October 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

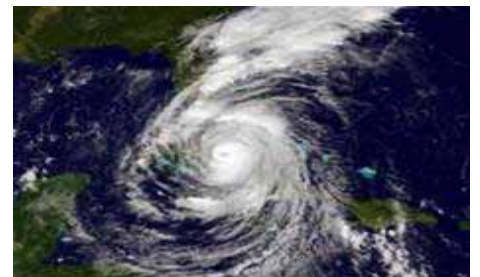
Submitted by
Carey Webb, 
DWD Professional
Management

4th Quarter Assessment Reminder

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

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.

Finally, some of the residents in the community have expressed concern regarding the debris along Oakshire Boulevard in front of the Sandpoint at Meadow Woods sub-division. Please be aware that this debris is not on Oakshire at Meadow Woods property, therefore, it cannot be removed by the Master Association. Sandpoint at Meadow Woods was informed by the County that they should place their debris in this location, and they are still waiting for the County to remove it.

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 or if you have any questions, contact our office at 407-251-2200.

TO CELEBRATE FALL

Halloween, of course, is one way but why stop there. You may be interested in some other ideas as well. How about a "Fall Party" to celebrate the coming of the fall season. Pumpkins are the first

thing that comes to mind for decorating. They are easy to carve or to paint faces or other decorations. (You can also make the pumpkins from plastic or cardboard). Scarecrows are a favorite idea for the season. From a pile of old clothes, children could compete for funniest costume. Fall leaves can be drawn and painted in many colors of fall. Sing, write a poem (haiku) or a short story, play games, bake brownies, decorate cupcakes, eat popcorn, watch movies together.

"Fall has always been my favorite season. The time when everything bursts with its last beauty, as if nature had been saving up all year for the grand finale."

Lauren DeStefano, Wither



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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

November & December 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 Recyclables & Yard Waste Pickup 	2	3	4 Full Moon
5 	6	7 	8 Recyclables & Yard Waste Pickup 	9	10	11 
12	13	14 	15 Recyclables & Yard Waste Pickup 	16	17	18
19	20	21 	22 Recyclables & Yard Waste Pickup 	23 	24 	25
26	27 	28 	29 Recyclables & Yard Waste Pickup 	30	1 December	2
3 Full Moon	4	5 	6 Recyclables & Yard Waste Pickup 	7 	8	9
10	11	12 	13 Recyclables & Yard Waste Pickup  Hanukkah	14	15	16
17	18	19 	20 Recyclables & Yard Waste Pickup 	21	22	23
24 	25 	26 	27 Recyclables & Yard Waste Pickup 	28	29	30
31 						