



January 2017 Issue

KEYSTONE

At Meadow Woods

A Newsletter By and For the
HOMEOWNERS AND RENTERS of
Keystone at Meadow Woods
Homeowners' Association
www.keystoneatmeadowwoodshoa.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' MEETING

THIRD THURSDAY,
MONTHLY
7pm (RSVP)
@ DWD Professional
Management, LLC

HOA meetings will be on the third Thursday of each month. In the event of location or date change, please log in to our website: www.keystoneatmeadowwoodshoa.com. If you are planning to attend the meeting, please RSVP to info@dwdpm.com. Seats are limited and we may change the location depending on number of attendees.

SunRail Project - Meadow Woods Station

The SunRail's southern expansion into the Meadow Woods area began in November of 2016, and our community is now seeing much of their progress. The Meadow Woods SunRail station will be located off of S. Orange Avenue and Fairway Woods Boulevard. The project will connect Orange and Osceola counties and it is expected that the SunRail trains will begin services on this segment of the rail in early 2018.

Below is an aerial picture of our community showing the existing railroad tracks (marked with a dotted line). The SunRail tracks will run parallel to these existing tracks.



If you have any questions or concerns regarding the SunRail expansion, please contact Customer Service at the SunRail Operations and Control Center. You may reach them by email at info@sunrail.com, by phone at 1-855-724-5411, or visit them on the web at <http://sunrailcorp.wpengine.com/>.

Holiday Decorations

Sadly, the holidays are now over, and it is time to remove your decorations from the outside of your home. Please remove all holiday decorations if you have not done so already. We greatly appreciate your cooperation.

KEYSTONE AT MEADOW WOODS HOMEOWNERS' ASSOCIATION

Board of Directors

President

Yvette Fisher

Secretary/Treasurer

Lena Soares

Director

Pedro Mendoza

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Parking Violations and Towing

All of the parking areas in Keystone at Meadow Woods are by PERMIT ONLY and all residents must follow the parking rules. The towing company, Universal Towing and Recovery, will be patrolling the parking lots looking for the following vehicles in violation of these parking rules:

- All commercial vehicles (this includes cars/trucks with ladder racks, pipe racks, magnetic signs or lettering in the windows)
- Vehicles that do not have the proper parking permits - **this includes cars using inactive parking permits (permits that have been designated as inactive since they belong to a previous resident or a car that was sold by a current resident)**
- Boats, or any other recreational vehicles
- Trailers
- Vehicles without license plates or with expired license plates
- Vehicles that are parked on the grass
- Vehicles that are double parked (parked behind cars which are parked in parking spaces)
- Vehicles parked and blocking fire hydrants
- Clearly disabled and inoperable vehicles that have not moved for 72 hours or more

If your vehicle is towed, please contact **Universal Towing and Recovery at 407-816-0102. Do not contact DWD Professional Management** if your vehicle is towed, as management has no authority to intervene with the

towing company. All appeals or requests for reimbursement must be made to the Board of Directors. Please consult this newsletter for the date and time of the next Board meeting to make these requests. Thank you.

No Soccer in the Common Areas

It has been observed that some of the neighborhood children are playing soccer in the common areas again. Please remember the common areas are the property of the Association and the rules governing their use are clear. Soccer or any other activity of this nature is not allowed in the common area.

There are three reasons behind this decision. First someone may get hurt, and the Association's insurance does not cover this activity. Second, property could be destroyed, such as a broken window or broken patio furniture. These activities have already caused damage to sprinkler heads and some of the irrigation equipment. Finally, the noise disturbs your fellow residents.

If these activities persist, the Association will bring legal action against any tenant or owner who refuses to refrain from these activities. Thank you for your cooperation and understanding.

Oil Spills

Please be aware that **working on vehicles** in the parking lots is strictly prohibited. Anyone caught working on a vehicle, with the exception of changing a flat tire or a battery, **will have their car towed at**

Continued on page 3



Oil Spills

continued

their own expense. Working on a car will cause many of the fluids (brake fluid, oil, coolant, etc.) to leak on to the concrete and ruin the parking surface. Anyone caught allowing fluids to flow on the concrete will be charged for the cleaning and/or repair of the parking lot. This includes accidentally spilling fluids, leaking engines, or intentionally spilling fluids during a repair. Please be aware these charges will be assessed to the unit owners. Please be aware that unit owners are responsible for any damages caused by their tenants and/or guests. Thank you for your cooperation.

No Trash or Storage of Items on Patios

It has come to the Board's attention that many people are storing items on their rear patios or front door areas. This is not allowed per the Community rules.

The front door areas are to remain free of any furniture, trash, garbage bags or children's toys. Please be aware that these areas are under the Architectural Control of the Association. Any items placed in the front door area without an approved Architectural Review can be removed by the Association and a removal fee may be added to your account.

The back patio area, even if it is covered with a screen enclosure, may not be used for storage. The only thing that may be placed in a

screen enclosure room is patio furniture items. If the patio is not enclosed by a screen enclosure, you may also have a grill or a fire pit.

These areas are not meant for the storage of boxes, trash, used car parts, old tires, broken electronics, or anything else other than the items mentioned above. We will be conducting an inspection of the property within the next week. If your front door area or back patio is currently being used for storage, you will receive a violation notice and then you will have until the end of the month to remove these items. If the items are not removed by the first of next month, the Association may remove these items for you, at your expense. Thank you for your understanding concerning this issue.

Dog Waste

It has come to the Board's attention that many of the residents in your community are pet owners. Owning a pet is a wonderful experience for the "parent" and it brings many joys to as well. However, having a 4 legged addition to your family also brings many responsibilities.

If your new bundle of joy happens to be a dog, then one of the responsibilities is picking up after your pet. When you live in a community you cannot just let your dog out and then close the door. Your pet must be on a leash at all times, and any pet waste **MUST** be picked up and disposed in a waste receptacle. Thank you for your understanding.



Use of Recycle Bins

Currently we have three locations for the recycling bins. There is one located at the very end of Corrine (the last dumpster), one at the corner of Boca Key and Madeira Key, and one located on Boca Key near the bend in Boca Key in the back of the property. These are smaller dumpsters and they are to be used for the following only:



Paper, newspapers, magazines, mail, flattened cardboard, glass bottles, plastic bottles, aluminum cans and metal cans.

The following is prohibited from this container:

Bagged and loose garbage, construction waste, Styrofoam, batteries, light bulbs, yard waste, ceramics, window glass, and drinking glasses.

If any of these materials are placed in the recycle containers, Waste Management will not be able to recycle the contents of the dumpster. Instead they will send the garage truck again for this dumpster and charge the community \$175 for emptying the contents. This charge will be assessed to any homeowner or tenant seen putting these prohibited items in the recycle dumpster. Thank you for your cooperation and your understanding.

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. If you notice anyone suspicious within the community, please call the Orange County Sheriff's Department at (407) 836-4357. Thank you.

Do Not Litter In the Conservation Areas

It has come to the Board's attention that some of the current residents of Keystone have been throwing their litter into the conservation areas. This is expressly forbidden by the Community's Rules and Orange County Ordinances. Please be aware that you can be fined for throwing your litter into these areas. Please help us to try to make Keystone a clean and litter free community. Thank you.

Wild Animals

Please note that many animals call the woods surrounding Keystone home. There are many animals such as birds, rabbits, squirrels and even deer that are harmless and are wonderful to have around the community.

However, on occasion other animals such as poisonous snakes or alligators may be spotted from time to time. If you are concerned about a nuisance alligator, please call Florida Fish and Wildlife at 866-FWC-GATOR (866-392-4286).

Keystone is Not a Race Track

It has been observed that some of the residents and many visitors are driving way too fast in the community. The posted speed limit in the community is 10 miles per hour. Anyone caught speeding may be fined by the Board for their activities.

Also, please be aware that residents have expressed their concern for the speeding because many children walk in the parking lots. We are all concerned about the safety of the children. Thank you for your understanding concerning these issues.

After-hour Emergencies

Emergency after-hours situations: Please call (407) 251-2200 and follow the recorded instructions. Emergencies are defined as issues pertaining to safety, flooding and other catastrophic situations. In other words, please leave a message for things that cannot wait until our regular office hours, which are Monday through Friday, 9:00 AM to 5 PM.

For medical, police, or fire department attention, please call **911**.

Please Do Not Fish in the Ponds

Some residents have been seen 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.

Even if you plan to "catch and release" the fish, you are on private property and do not have the Association's nor 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.



Best Happy New Year Resolutions 2017

So here are some of the most useful Happy New Year Resolutions 2017 that you can take up and try and bring a change to your lifestyle.

Be Healthier: Join a gym, Do yoga, Eat healthy, etc

Fit in Fitness :- Health is the biggest gift from God, so you have to maintain it by doing Yoga and Workout. The most important thing for good health is nutritious food or proper diet. Erase the bad habits, try to wake up early in the morning and take proper rest.

Stop Procrastinating.: Use each minute of each hour of each day wisely as it will not come back.

Improve your skills: You get better opportunities when you have better skills.

Travel: Traveling is the best way to learn.

Become more active: Move around more.

Become more confident: Confidence is the key to success.

Spend more time with family & friends

Become grateful, happy and more polite

Quit smoking. Smoking is the worst thing, it causes cancer. Many people smoke between their kids and other nonsmokers; that's not only harmful to smokers but the fumes are harmful to nonsmokers, innocent kids too. If you are addicted to smoking, just make a New Year 2017 resolution and quit it instantly.

Watch less TV and read more.
Find someone special and Love unconditionally.

Be more organized

Get out of debt and save money

Volunteer and donate more often

Learn new skills or hobbies

Less time for TV and Shows: If you are spending most of your time at home watching TV shows and movies then try to spend less time on this.

Less use of Social Networks: Stop wasting your time on social media like Facebook, Whatsapp and start completing your chores and other work timely.

Cleanliness in things and surroundings.

Keep yourself and your surrounding cleaner and let this year be one without diseases.

Keep going on the way of truth

Give Respect, Take Respect

Learn Something New Each Day.

Learn a new skill-set.

Meet new people

Read more and more books.

Be more grateful to others.

Spend more time with nature.

Enjoy the little things in life.

So these are some of resolutions which you can set to spice up the coming New Year 2017



Parking Policy

Per the rules of the Association, there are only two (2) parking spots per townhome. In addition, the vehicles must be registered with the Association and all vehicles must display parking permits. Visitors are to use the designated spaces provided and they must place a green visitor's pass on their rearview mirror. Residents should NOT park in visitor's spaces at any time. These spaces are designated for visitors only. Residents may be towed if parked in visitor's spaces. Commercial vehicles, RVs, boats, trailers, and vehicles with expired license plates are not permitted at any time in the community. It is also a violation for vehicles to park on the grass.

Towing Policy

All vehicles without a proper parking permit or a visitor's pass, in addition to any commercial vehicles, RVs, boats, trailers, vehicles with expired license plates, and vehicles parked in the grass will be towed without warning from the community at the owner's expense. *DWD will never call to have any cars towed in spite of what might be said by the towing company. They have instructions per the Governing Documents on what vehicle needs to be towed.*

Universal Towing and Recovery
(407) 816-0102

DOG WASTE



ORDINANCE #95-32

FINE \$500

To report any animal violation, call:

407-836-3111

70's Songs

Find and circle all of these songs from the 1970's that are hidden in the grid.
The remaining letters spell the title of an additional song from the 70's.




A	R	E	K	O	J	E	H	T	R	I	C	H	G	I	R	L	T	H	G
L	M	B	V	I	E	A	R	E	Y	H	Y	W	A	D	Y	E	T	L	N
Y	L	A	O	I	N	B	S	O	S	O	A	O	A	A	N	E	K	W	I
A	O	B	C	G	L	A	R	A	X	T	U	N	V	I	B	C	R	D	M
L	S	B	I	A	E	A	W	O	E	A	C	R	K	N	O	I	D	R	A
B	U	E	W	R	R	R	N	R	W	I	N	L	S	R	O	B	O	I	E
M	P	O	G	O	A	T	L	I	N	N	A	N	E	O	O	C	O	B	R
A	E	N	Y	C	C	O	H	G	Y	T	S	L	E	F	N	R	L	E	D
G	R	O	R	N	O	E	Q	U	E	A	I	U	K	I	U	G	B	E	S
G	S	T	H	K	I	U	N	V	R	D	T	I	G	L	S	F	D	R	E
I	T	R	I	A	E	V	I	O	O	P	Z	S	O	A	I	F	A	F	V
E	I	A	A	E	D	J	O	C	T	U	A	W	N	C	R	U	B	S	O
M	T	G	N	R	D	R	O	L	M	S	D	R	T	L	D	T	U	E	M
A	I	E	N	F	H	R	E	P	S	O	E	A	K	E	U	S	O	Y	T
Y	O	D	O	E	C	E	O	A	W	U	N	N	L	T	K	T	Y	E	H
O	N	Y	N	L	L	P	E	N	M	O	N	E	I	O	E	O	S	D	G
C	R	A	C	K	L	I	N	R	O	S	I	E	Y	H	L	H	S	A	I
A	K	I	S	L	A	N	D	G	I	R	L	T	V	R	R	I	I	S	N
F	A	M	E	S	S	A	L	G	F	O	T	R	A	E	H	O	M	E	E

- | | | | |
|-----------------|------------------|-------------------|---------------|
| ANGIE | FAME | LOVIN' YOU | RICH GIRL |
| BABE | FREE BIRD | LOWDOWN | ROXANNE |
| BAD BLOOD | GREASE | MACARTHUR PARK | SAD EYES |
| BETH | HEART OF GLASS | MAGGIE MAY | SIR DUKE |
| BROWN SUGAR | HOT STUFF | MISS YOU | STAYIN' ALIVE |
| CAR WASH | HOTEL CALIFORNIA | MONEY | SUPERSTITION |
| CONVOY | ISLAND GIRL | NIGHT MOVES | THE JOKER |
| CRACKLIN' ROSIE | JIVE TALKIN' | OHIO | TRAGEDY |
| CROCODILE ROCK | LAYLA | POP MUZIK | VENUS |
| DANCING QUEEN | LE FREAK | RHIANNON | WATERLOO |
| DREAMING | LOLA | RHINESTONE COWBOY | YOUR SONG |
| DREAMS | | | |

KEYSTONE AT MEADOW WOODS
 HOMEOWNERS' ASSOCIATION
 C/O DWD Professional Management, LLC
 1101 MIRANDA LANE • SUITE 112
 KISSIMMEE, FL 34741

Address Service Requested

January & February 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1  Assessments Due	2	3	4	5	6	7
8	9	10	11	12 Full Moon	13	14
15 Grace Period for Assessments Ends	16 	17	18	19 7pm HOA BOD Mtg. @ DWD Office,RSVP	20 	21
22	23	24	25	26	27	28
29	30	31	1 February Assessments Due	2 	3 	4
5	6	7	8	9	10 Full Moon	11
12	13	14 	15 Grace Period for Assessments Ends	16 7pm HOA BOD Mtg. @ DWD Office,RSVP	17	18
19	20 	21	22	23	24	25
26	27	28 				