



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.

From Our Management Company



Submitted by
Carey Webb,
DWD Professional Management

Assessments Remain the Same

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 \$250.00 per month for 2017. If you have any questions or concerns, please feel free to contact the management office.

Update on Roof Repairs After the Hurricane

It has been just over six weeks since Irma has moved through the Central Florida area. The

insurance adjusters have completed their work and they have authorized the roofer to install tarps on the damaged roofs. The roofers have started the work installing the tarps and will continue to do so until all active leaks have been covered.

We have been talking to the adjusters and the claims coordinator for the past several weeks and we learned a week ago that all 39 buildings will have their roofs replaced. That means all 179 units will have new roofs. Also, we are happy to report that the new roofs will have upgraded, architectural shingles at no additional costs. From the ground it may not be easy to see the difference, but architectural shingles have a better underlayment, they are thicker and they last 5-10 years longer than the average shingle.

Unfortunately, due to the shortage of labor, this project can take 6-8 months to complete. This will be a time consuming process and it will create some issue in the community, especially parking. The roofers may need to park dumpsters in front of the buildings where they are working. Please be patient while this project is being completed. In the Spring Keystone will be a better community with brand new roofs.

Continued on page 2



KEYSTONE AT MEADOW WOODS HOMEOWNERS' ASSOCIATION

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Lena Soares

Director

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Update... continued

The next issue that we need to talk about is the costs of these roofs. The Association has an insurance policy with a 1% hurricane deductible for the past several years. This low deductible will significantly reduce the costs for the new roofs.

We have now clarified the costs of the new roofs with the insurance company. There will be no increase in the assessments and no special assessment needed for the payment of these new roofs. There will be a loan from the bank for the deductible; however, the monthly amount needed to pay back the loan is already accounted for in the current budget and new 2018 budget. Therefore, there is no need for an increase in the assessment at this time.

Pool Parties Must Be Scheduled

Starting in November, if you are going to have a party at the pool, please call management first. Please be aware that there will now be a \$100 deposit required in order to ensure the area is cleaned up by the people throwing the party. If the area is cleaned, the deposit will be returned. If the area is not cleaned the deposit will be used to pay for the cleaning. Please be aware that the pool will still be open for all residents to use. The pool cannot be closed during a party.

Thank you for your cooperation with this matter. If you have any additional concerns or questions regarding this issue, please contact the management office.

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 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. If your front door area or back patio is currently being used for storage, please remove these items at your earliest convenience. Thank you for your understanding concerning this issue.

DOG WASTE



ORDINANCE #95-32
FINE \$500

To report any
animal
violation,
call:

407-836-3111



KEYSTONE AT MEADOW WOODS 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 are, 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 THEIR 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 _____

KEYSTONE AT MEADOW WOODS
 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 Assessments Due	2	3	4 Full Moon
5 	6	7	8	9	10	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	29	30	1 December Assessments Due	2
3 Full Moon	4	5	6	7 	8	9
10	11	12	13 	14	15 Grace Period for Assessments Ends	16
17	18	19	20	21 7pm HOA BOD Mtg. @ DWD Office, RSVP	22	23
24 	25 	26	27	28	29	30
31 						