Windsor Walk Homeowners Association

November 2023 Newsletter

DWD Upcoming Holiday Hours

Please be advised that the offices for DWD Professional
Management will be closed on
Thursday, November 23, 2023, and Friday, November 24, 2023, in observance of the Thanksgiving holiday. Additionally, be advised that the offices for DWD
Professional
Management will be partially

closed during the last two weeks

of December and the first week in

January in observance of the Christmas and New Year's holidays. The week of December 18th, we will be closed on Thursday, December 21, 2023 and Friday, December 22, 2023. During the week of December 25th, we will be closed on Monday, December 25th and Tuesday, December 26th. Finally, during the first week of January, we will be closed on Monday, January 1, 2024. We

wish everyone a happy and safe

holiday season!



New Assessment Amount for 2024

During the Budget Meeting held on October 19, 2023, the Board of Directors carefully considered the financial needs of the community, Including the raise in insurance costs, and the various ongoing and upcoming projects that will benefit all homeowners. After much discussion and thoughtful consideration, the Board has voted to adjust the assessment amount for the year 2024.

Starting in January 2024, the monthly assessment amount will be increased to \$110. This decision was not made lightly, and we understand that any increase in assessments can have an impact on our homeowners.

Please direct all concerns to the management company. For ARB requests, please go to the Association's website,

www.windsorwalkhoa.weebly.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

Jennifer S. Diehl Webb, LCAM

info@dwdpm.com

407.251.2200 phone 800.759.1820 fax **DWD Professional Management, LLC** 9419 Tradeport Drive Orlando, FL 32827

Board of Directors

President: Sunny R. Paradas Vice President: Miguel Paradas Secretary/Treasurer: Genaro

Mendoza

Director: Marcos Roura**Director:** Monique Kubica**Director:** Gabriela Mendoza

However, it is essential to maintain the quality of the community, cover necessary maintenance costs, and continue to improve amenities. If you have any questions, please contact the management company.

Community Garage Sale: December 2rd, 2023

Our community is coming together for a fantastic Community Garage Sale, and you are invited to join us on Saturday, December 2, 2023, from 8:00 AM to 2:00 PM.

If you are interested in participating, please review the following details for this event:

- Please <u>register</u> your home by November 27, 2023, if you would like to participate in the garage sale.
- Please place colorful balloons in your front yard on the day of the event. It will be easy to spot while people drive through the community.
- We will place an ad in the local newspaper so that the event is well attended.
- We will place banners at the front of the community informing drivers about the garage sale.
- The Board is working with a donation organization to pick up items for donation after the event.

Access Platform -Enumerate Portal

This new platform will replace the previous online portal and will provide you with additional features and information. With your Internet-enabled device, you will be able to view your current account balance, check your payment history, view your open records (violations, work orders, and service requests), view announcements and alerts for the community, link multiple properties under the same login, and more!

To ensure your privacy, only homeowners whose email address is on file have received a registration email. If you have not received the registration email, please send your information to info@dwdpm.com and include your community's name and property address within the community. Once your email address has been opted into the system, you will receive an email to register. For security purposes, a return email will be sent to confirm you are the owner of that email account. The link to the new portal is as follows:

<u>Portal - Login</u> (qoenumerate.com)

Please check your SPAM folder as it may be filtered automatically. After you click the link in the confirmation email you can create your password and your account will be registered. You

will then be able to log into your account using your email address and the password you created when you registered. Please make sure to use Google Chrome which is the preferred web browser for the platform.

We encourage everyone to utilize the new on-line access platform in order to review your property account and obtain community information.



Dumpster Area

Please keep the dumpster area clean by ensuring that garbage is placed inside the dumpsters and is not thrown onto the ground. Please also ensure that all boxes are broken down and all waste is in garbage bags that are closed securely. Also, please be aware that when residents overflow the dumpster, the garbage trucks cannot dispose of the waste and it costs the Association additional dumping fees. We are asking for everyone's assistance in keeping the community clean and dumping garbage appropriately.



Please Pick-Up After Your Pets and Dispose of Waste Properly

We understand that many of the residents in our community are pet owners. Owning a pet is a wonderful experience for the "parent" and it brings many joys to you 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.

This is not only a community rule; it is an Orange County ordinance as well.

The Board recently found that residents are disposing of dog waste bags in the storm drains of the community instead of using the doggie stations placed in the community. Dog waste is a hazardous substance and spreads illnesses to others. Placing dog waste in the storm drain is unsanitary and is not permitted. Please refrain from this practice and dispose of waste properly. Thank you for your understanding and cooperation in this matter.



Cabana: Please Close the Bathroom Door After Use

It has come to our attention that some individuals have been leaving the bathroom doors open after use. We understand that accidents or forgetfulness can happen, but we kindly request your cooperation to maintain a clean environment for all residents and guests.

After using the bathroom facilities, please remember to close the doors securely. This simple act ensures privacy for others and helps to maintain a hygienic environment within the cabana/pool area. Please treat the bathroom facilities with respect and care. Dispose of waste properly, flush toilets, and leave the area in a clean and presentable condition for the next user.

If you have guests visiting the cabana/pool area, kindly inform them about the proper usage of the bathroom facilities. By extending this information to our visitors, we can collectively contribute to a positive experience for all.

Thank you for your understanding and cooperation in this matter. If you have any questions or concerns, please do not hesitate to contact the community management office.

Smoking at Pool/Cabana is not Allowed

We have received reports by several concerned residents

regarding the increasing amount of marijuana smoking within the community.

While we understand that marijuana use is becoming more socially acceptable, it is important to remember that smoking marijuana in public spaces can have negative effects on the community, not to mention that is an illegal activity. It can create an unpleasant odor, pose a safety risk, and disturb other residents who may not want to be exposed to second-hand smoke.

We would like to remind all residents that smoking marijuana in public spaces, including community common areas and shared facilities, is not allowed. We kindly request that all residents adhere to our community policies and respect their fellow neighbors.

As always, please feel free to reach out to the community association office if you have any questions or concerns regarding this matter.

Thank you for your attention to this important issue, and for your cooperation in maintaining a respectful and enjoyable community for all residents.

Tax Information

The accounting firm, Cole & Associates, recently completed the Association's taxes for 2022, and a copy is available for your review. The Statement of Cash Flow for 2022 is also available at this time. If you would like to review these documents, please contact our management office by phone at 407-251-2200 or by email at info@dwdpm.com to make your request.

Double Parking in The Community

We would like to take a moment to address an important issue that has been brought to our attention: double parking in the community. We have noticed that some residents have been double parking on the streets, which can cause several problems for the community as a whole.

Double parking can make it difficult for emergency vehicles to navigate through the community quickly and safely. In the event of an emergency, every second counts, and double-parked vehicles can obstruct the flow of traffic, making it harder for emergency responders to reach their destination in a timely manner.

Double parking can also create safety hazards for pedestrians, particularly children who may not be visible to drivers when crossing the street.

In addition, it can make it more challenging for residents to park their own vehicles, which can be frustrating and inconvenient.

We would like to remind all residents that double parking is not permitted in the community. Please be mindful of your neighbors and fellow drivers by parking your vehicle in a designated parking spot.

Thank you for your cooperation and understanding. Let's work together to keep our community safe and enjoyable for all residents.



2024 Budget Requests

If you are interested in obtaining the 2024 Budget for your community, please feel free to review the document on the community website using the following link:

https://windsorwalkhoa.weebly.com/budget.html

Monthly Property Inspections and Notifications

The community management company is tasked by the Board of Directors each month to complete an inspection of all properties within the community. Below is a partial list of some of the violations that they will be on

the look-out for during these inspections:

- Grass that needs maintenance or full replacement (weeds, dead spots, etc.)
- Houses that may need pressure washing or painting.
- 3) Roofs that need pressure washing or repairs
- 4) Fences in need of cleaning and/or repair
- 5) Weeds and grass in flower beds and missing mulch or stones in flower bed area
- 6) Garbage or debris
- 7) Parking on the grass/double parking
- 8) Commercial vehicles, recreational vehicles, or trailers in driveways

The community management company's staff members will inspect each property from the road in a vehicle, and they will take pictures of any violations. They will not go onto your property to complete their inspection. Please be kind to the inspectors when they are completing their monthly inspections. The staff members will always identify themselves when approached if you have questions. However, please do not approach them in a hostile or negative manner. They are there to complete a job as directed by the Board of Directors and to help the community.

If the inspectors find any problems with the exterior of your home, the management company will send you a letter notifying you of the violation. If you receive a violation letter, please feel free to contact the management company via email or by phone if you have any questions or if you need more time to correct the area of concern. The management company will work with you to make the needed improvements. Communication is very important so we can work together to maintain and improve our property values. Thank you for your cooperation regarding these matters.



Towing Company

Please be advised that the towing company for the community is **Brignoni Towing and Services, Inc.** Please see their address and contact information below:

Brignoni Towing and Services, Inc.

11041 Rocket Boulevard Orlando, FL 32824 Phone: 407-744-4429 Email:

Brignonitowingandservices@gmail.com

Pool Key Guidelines and Reminder to Close Umbrellas After Use

Please be advised that per the Board of Directors you should

follow the following rules regarding the use of the pool and the new pool keys:

Please completely close the gate upon entry using your pool key. You may not prop the gate open for quests or leave your key in the gate so others may enter the pool area. In addition, do not let people into the pool area who do not have a key. All residents and homeowners have a key for the gate (or have the ability to obtain one at the management office). If a resident or homeowner forgets their key, it is their responsibility to go back to their residence and obtain their key so they may enter the pool area. Please remember that if you do not have a key, you will not gain entry to the pool area.

Also, please remember to close the umbrellas at the pool before you leave the area. One of the umbrellas was recently damaged this month during a storm since it was not closed properly.



Feral Animals

It has been brought to the attention of the management company that some of the residents are feeding stray animals in the community.

According to Orange County Animal Services, anyone who feeds these stray/feral animals is considered the owners of these animals and is responsible for them. Therefore, please do not feed feral animals in the community. In addition, if you are having issues with a feral animal or if you find a dead animal in the community, please contact Orange County by dialing 311 or contact Orange County Animal Services at 407-836-3111 to report these issues. Please be advised that the staff member on property is not responsible for handling these types of matters.

Pool Keys

Please be advised that the Association installed a lock on the pool gate. Therefore, each unit is entitled to receive one (1) pool key free of charge. Please be advised that if the pool key is lost, you may purchase a replacement key for \$75.00. To purchase a replacement key, please make your check or money order payable to Windsor Walk HOA.

If you have tenants, you will be responsible for providing the pool key to your tenants. If you would like to give your tenant authorization to pick-up the pool key for your unit, please email the form on page 10 of the newsletter with your authorization to DWD Professional Management at info@dwdpm.com. Please ensure that your tenants return the pool key to you at the end of their lease agreement so that

you do not incur the \$75.00 fee for purchasing a new key.

If you have any questions or concerns, please contact the management office by phone at 407-251-2200 or by email at info@dwdpm.com.

Visitor Parking Permits

Please be advised that the Board voted for towing to begin along Stratford Upon Avon Boulevard and in the common area parking spaces as of September 15, 2021 for all vehicles without parking permits.

if you have tenants, please ensure that your tenants receive these permits along with the parking rules.

The rules for parking are as follows:

Visitor parking in the community on Stratford Upon Avon Boulevard and in common area spaces is by permit only.

Parking in the two (2) permanent parking spots in front of each residence does NOT require a permit. Each unit is entitled to two (2) visitor's permits free of charge. This permit should be displayed on the rearview mirror of the vehicle with the permit number clearly visible to the outside. Any vehicles parked without a clearly visible and properly displayed permit along Stratford Upon Avon Boulevard will be towed at the owner's expense.

The towing company will be patrolling the parking lots looking for the following vehicles:

- Vehicles that do not have the proper parking permits on Stratford Upon Avon Boulevard or in common area parking spaces between 1 AM - 7 AM.
- Commercial vehicles
- Boats or any other recreational vehicles
- Trailers
- Vehicles without license plates or with expired license plates
- Vehicles that are parked on the common area grass or in front of the dumpsters
- Vehicles that are double parked (vehicles that parked behind cars which are parked in parking spaces)
- Vehicles blocking fire hydrants or vehicles parked in fire lanes
- Clearly disabled and inoperable vehicles that have not moved for 48 hours or more
- Vehicles parked facing the wrong direction (parked against traffic)

If your vehicle or the vehicle of a guest is towed due to a violation of the parking rules and regulations, you should contact the towing company to resolve the situation. Please see their contact information below:

Brignoni Towing and Services, Inc.

11041 Rocket Boulevard Orlando, FL 32824 Phone: 407-744-4429 Email:

Brignonitowingandservices@gm ail.com

Please do not call DWD
Professional Management if
your vehicle is towed, as
management has no authority
to intervene with the towing
company.

If you plan to have a party or an event with several visitors on property (beyond the two normally permitted), please contact the management office to request temporary visitor's permits. These permits may be picked up at the management office. Please ensure that you give the management company at least 48-hour notice before requesting permits for these events

Finally, If the visitor's permits are lost or need to be replaced, you may purchase new permits for \$50.00 each. You may also purchase up to two additional visitor's permits if you need more than the two permits provided for free.

We greatly appreciate your cooperation and assistance in this matter.



Payment Plan Options

If you are experiencing financial difficulties or job loss, please contact our office to set-up a payment plan. It is very important that you contact us to discuss this matter. We cannot set-up a payment plan if we are not aware of your financial situation.

If you have any other questions or concerns regarding your account balance, please feel free to contact the management office at 407-251-2200 or at info@dwdpm.com.



Please Pick-Up Leaves/Maintain Front of Units/Tree Trimming

The Board of Directors would like to remind everyone that residents are responsible for maintaining the front of their properties. This includes the maintenance of landscaped areas, the removal of leaves, and tree trimming. Therefore, please complete weekly maintenance of your landscaping in compliance with the governing documents of the community. If you have any questions or concerns regarding this matter, please contact the management office.

Noise Issues - Please be Respectful to Your Neighbors

Please be aware that Orange County Sheriff's Office does not have any set time for enforcing noise complaints. The Disturbance of the Peace Statute is enforceable any time of the night or day. If a resident feels that his or her peace is being disturbed, all he or she has to do is call the Sheriff's Department to file a complaint. Once that is done, the Orange County Sheriff's Department will send an officer to request that the responsible party tone down their gathering. If a second request is made concerning the same disturbance, the responding officer may arrest the responsible party. Please be considerate and respectful of your neighbors so that the Sheriff's Department is not needed to handle these types of situations. We greatly appreciate your cooperation in this matter.



Windsor Walk Rules

Below is a list of the rules for the community. If you rent out your property, we ask that you please provide a copy of these rules to your tenants.

- Follow Windsor Walk Parking Rules
- Two parking spaces per unit – No parking third car behind
- Third car and Guest
 Parking on the main road –
 Stratford Upon Avon Blvd
 (by parking permit only)
- 4. NO PARKING in a fire lane or within 20 feet of a fire lane
- 5. FIRE LANES DESIGNATED BY YELLOW LINES INCLUDING YELLOW CURBS
- 6. All vehicles must have current license plates
- 7. DUMPSTER AND TRASH
- 8. Everything must go in the DUMPSTER; no exceptions
- NO BULK including NO MATTRESSES, NO APPLIANCES, NO TIRES, NO PAINT (ask for list of websites and phone numbers)
- 10.IF IT DOESN'T FIT, DON'T LEAVE IT
- 11.FOR RESIDENT USE ONLY; NO CONTRACTORS
- 12.Contracts with contractors should include removal of materials
- 13.NO HOME TRASH IN COMMUNITY CONTAINERS IN COMMON AREAS
- 14.NO HOME TRASH
 CONTAINERS OR BAGS IN
 FRONT OF UNITS

15.Pets

- 16.PICK UP AFTER YOUR PET 17.NO PETS IN THE POOL AREA (INQUIRE ABOUT SERVICE DOGS)
- 18.POOL
- 19. FOLLOW POOL RULES
- 20.Pool Hours 9 AM DARK
- 21.NO NIGHT SWIMMING; POLICE WILL BE CALLED; ADDITIONAL MONITORING
- 22.NO GLASS IN POOL AREA
- 23.RESIDENTS ONLY (Guests must be accompanied by a resident)
- 24.CHILDREN UNDER 12 must be accompanied by an ADULT
- 25.DO NOT ASSUME IF THERE IS AN ADULT IN THE POOL, THEY WILL WATCH YOUR CHILDREN
- 26.CLEAN UP AFTER
 YOURSELF INCLUDING
 PUTTING CHAIRS AND
 TABLES BACK AND TRASH
 IN CONTAINERS

OWNERS AND RENTERS:
YOU ARE RESPONSIBLE FOR
OUTSIDE CLEANLINESS.
THIS INCLUDES CLEANING
THE BUILDING AS WELL AS
THE OUTSIDE OF YOUR
FENCE. YOUR NEIGHBORS
SHOULD NOT HAVE TO LOOK
AT GREEN MOLD ON YOUR
FENCE.



Architectural Changes (Exterior Modifications)

It has come to our attention that some homeowners are not familiar with the steps of the Architectural Review process. That is quite understandable. We would like to take this opportunity to help anyone in our community better understand this process.

If you are going to make any changes to the front of your property, including landscaping changes or repainting your home, or if you intend to make any structural changes to your property (i.e., screen enclosures), then you will need to fill out the Architectural Review Committee (ARC) application.

These applications will always be available on your community's website and they are included in the monthly newsletter (please see the form below). Please follow the instructions on the form and submit all of the required documents for your requested change. When you are submitting an application to the ARC, remember to include the following:

- 1. Two (2) copies of the property survey that show the location of the proposed changed, alteration, renovation or addition.
- 2. Two (2) drawings of your plan(s).
- 3. Two (2) copies of color samples, if applicable.

Please note that 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. Finally, please be aware that the Association has architectural quidelines indicating the list of approved color schemes for painting your home and the shingle colors for any roof replacements. If you would like to review these quidelines, please visit the Association's website at the following link:

<u>Architectural Guidelines for Windsor Walk</u>.

Also note that management does NOT approve or deny any of these requests. We collect the applications and then submit them to the community's Architectural Review Committee (ARC). The ARC is a group of volunteer homeowners who review the applications and approve or deny the applications based on your community's written criteria (the architectural quidelines). Per Florida Statutes, this process may take up to 30 days. As soon as the Committee makes a decision, we will mail you the letter of approval or denial. Please make sure you do not proceed with any improvements until you have heard from the Committee. We hope this helps everyone understand the Architectural Review process a little better. If this still leaves you with any questions, please feel free to contact the management office.



9419 Tradeport Drive | Orlando, FL 32827 Phone: (407) 251-2200 | Fax: (800) 759-1820

Windsor Walk HOA Pool Key Registration

Please complete the information below:

Property Address:					
Owner Name:					
Tenant Name:					
Phone: Cell Phone:					
Email:					
Please be advised that each unit will receive one (1) pool key free of charge. If the pool key is lost, you may purchase a replacement key for \$75.00. To purchase a replacement key, please make your check or money order payable to Windsor Walk HOA.					
If you have tenants, you will be responsible for providing the pool key to your tenants. If you would like to give your tenant authorization to pick-up the pool key for your unit, please email this form with your authorization to DWD Professional Management at info@dwdpm.com . Please ensure that your tenants return the pool key to you at the end of their lease agreement.					
The pool key may NOT be duplicated in any form. By signing below, you acknowledge and understand that this key may not be duplicated.					
If you have any questions or concerns, please contact the management office by phone at 407-251-2200 or by email at info@dwdpm.com .					
Owner Signature:					
Owner Signature:					
For Office Use Only					

Date Issued: _____ Staff Signature: ____

Community Services Phone Numbers

Fire, Police, Medical Emergency:	911
Law Enforcement:	
Orange County Sheriff's Dept. (Non- Emergency):	407-836-4357
Utilities:	
Orange County Utilities:	407-836-5515
Chamber of Commerce:	
Orlando Chamber of Commerce:	407-425-1234
Miscellaneous:	
Orange County Public Schools:	407-317-3200
Orange County Office of Emergency Management:	407-836-9140
Orange County Health Department:	407-858-1400
Florida Poison Information Center:	800-222-1222
Orange County Public Library:	407-836-7390
Social Security Administration:	800-772-1213
Orange County Voters' Registration Office:	407-836-2070
Orange County Animal Services:	407-836-3111

WINDSOR WALK HOMEOWNERS' ASSOCIATION, INC.

MAIL OR EMAIL FORM TO: 9419 Tradeport Drive, Orlando, FL 32827 PHONE: 407-251-2200 FAX: 800-759-1820 EMAIL: info@dwdpm.com

		W BOARD (ARB) APPLICATION	
		t Name:	
Phono(s) Homo			
In Accordance with the Declarat	ion of Covenants Conditions an	E-Mall: d Postrictions and the Association	's Rule and Regulations, Installation
must conform to this approval a		d Restrictions and the Association	s kole and Regulations, installation
		on, renovations and /or additions	to my property
		t () Screen Enclosure	
_		ent ()Other	
	oloi () Lawii Kepiaceii		
Attach two (2) copies of the p	property survey that shows the	e locations of the proposed cha	nge, alteration, renovation or
addition.			
Attach two (2) drawings of yo	ur plan(s). Attach two	o (2) color samples, if applicable	2.
NOTE: Applications submitte	d by fax or without two (2) co	opies of the survey, drawing, o	r color sample will be considered
incomplete. If an application	is incomplete, it will not be p	processed and will be returned	to you.
I hereby understand and agre	e to the following conditions.		
 No work will begin ur 	itil written approval is receive	d from the Association. You ha	ve 60 days from the approval date
to complete the work	c. If not, then you must reappl	y for ARB approval.	
2. All work will be done	expeditiously once commenc	ed and will be done in a profess	sional manner by a licensed
contractor or myself.			
•	rmed timely and in a manner	that will minimize interference	and inconvenience to other
residents.	·		
4. I assume all liability a result from performa	-	and all damages to other lots a	ind/or common area, which may
•	or the conduct of all persons,	agents, contractors, subcontra	ctors and employees who are
			des, regulations and requirements
		essary governmental permits ar	
		• •	on to the Association. A decision
•	ay take up to 30 days. I will be	e notified in writing when the a	pplication is either approved or
denied.			
		E RULES AND GUIDELINES OF T	HEIR ASSOCIATION WHEN
MAKING ANY EXTERIOR MOD			
Signature of Owner(s):		Date:	
	DO Not Wri	te Below This Line	
	() Approved		
Comments:			

Date Received _____ Mailed to Assoc. _____ Mailed to Owner ____

November and December 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
November			Monthly Assessment Due	2	3	4
Daylight Saving Time Ends	6	7 Election Day	8	9	10 Grace Period for Monthly Assessment Ends	VETERANS DAY Honoring All Who Served
12	13	14	15	16	17	18
19	20	21	22	DWD Offices Closed	24 DWD Offices Closed	25
26	27	28	29	30		
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
December					1 Monthly Assessment Due	2
3	4	5	6	7 Pearl Harbor Day Hanukkah Begins	8	9
Grace Period for Monthly Assessment Ends	11	12	13	14	15	16
17	18	19	20	DWD OFFICE CLOSED First Day of Winter	22 DWD OFFICE CLOSED	23
Christian Live	25 DWD OFFICE CLOSED	26 DWD OFFICE CLOSED	27	28	29	30
NEW YEARS EVE						