



# ***WINDSOR WALK HOMEOWNERS ASSOCIATION***

## ***March 2021 Newsletter***

### ***New LED Lights to be Installed***

On April 12<sup>th</sup>, Duke Energy will be installing new LED lights throughout the community. The Board is hopeful that the new lighting will greatly benefit the residents within the community by providing better lighting within the community.

### ***Car Break-Ins***

Please be advised that several residents reported car break-ins recently. **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**. We want our community to be a

safe and peaceful place, and it takes a group effort to make this happen. Reporting suspicious activity helps the Sheriff's Department know which areas are in need of additional patrols.

Also, if you were a victim of a car break-in, please also report this to the Orange County Sheriff's Department. If you have any questions or concerns, please contact the management office.

### ***Dumpster Area***

Please be advised that the Association recently installed new fencing around the dumpsters. Please keep this area clean by ensuring that the 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.

Please direct all concerns to the management company. For ARB requests, please go to the Association's website, [www.windsorwalkhoa.weebly.com](http://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**

William Carey Webb, LCAM  
[info@dwdpm.com](mailto: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 Ruiz  
**Vice President:** Miguel Paradas  
**Secretary/Treasurer:** Genaro Mendoza  
**Director:** Marcos Roura  
**Director:** Monique Kubica

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.

Finally, please be advised that cameras are located in this area and anyone found dumping materials in this area improperly will be charged for the clean-up.

Thank you for your cooperation and assistance in this matter.



### *Please Pick-Up Leaves/Maintain Front of Units*

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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 and the removal of leaves. 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.

### *Owner Access Platform*

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Please be advised that you may utilize an online owner access portal where you may login to manage your account and access community documents. With your Internet-enabled device, you are able to view your current account balance, check your payment history, view your open records and more!

To ensure your privacy, only homeowners whose email address is on file have already received a registration email. **If you have not already provided your email, please email your information to [info@dwdpm.com](mailto:info@dwdpm.com)** and include your community name, address within the community, and the email address you want on file. This extra step is designed for the safety of your personal information because it allows us to verify each homeowner. 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.

If you received the registration email but the time has expired and you are in need of a new registration email, please contact our office by email at [info@dwdpm.com](mailto:info@dwdpm.com) with your request. Please make sure to include the email address you want us to use and we process a new registration email for you.

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 at <https://owner.topssoft.com/DWDProfessionalManagement/Account/Login> in order to review your account balance and obtain information. Please let us know if have not received your invitation to join the platform, and we will help you set-up your account.

## *Corona Virus (COVID-19) Update*

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The state of Florida is currently in the third phase of reopening. Per the advice of the Association's attorney, the Association is required to follow CDC guidelines and Osceola County ordinances even in Phase 3. Based on the attorney's advice and the need to follow these guidelines and ordinances, the Board has decided to continue with the following safety procedures as outlined below:

**1) Office Visits – By Appointment Only:** **If you must stop by the management office in person, you will be required to make an appointment first so the staff can ensure proper social distancing.** We will also require that you wear a mask or covering over your nose and mouth while visiting the office. Please contact the office at 407-251-2200 to make an appointment if needed. We encourage all residents to use the online portal or to conduct business via phone or email when possible.

**2) Board Meetings:** The Board will continue to conduct all business via telephone or video-conference.

We appreciate your cooperation and understanding in this matter.

We will continue to monitor the situation at the local, state, and federal level and will provide updates to you as needed. We encourage all of our residents to follow the recommendations from the Center for Disease Control (CDC) and the Florida Department of Health regarding COVID-19 in order to limit the spread of the disease and to keep your family and neighbors safe.

Please use the following links to the websites for the CDC and the Florida Department of Health.

**Center for Disease Control:** <https://www.cdc.gov/coronavirus/2019-nCoV/index.html>

**Florida Department of Health:** <http://www.floridahealth.gov/> or call the COVID-19 Hotline if you have questions at 866-779-6121.

Finally, due to the current availability of the COVID-19 vaccine for all Florida residents ages 16 and older beginning on April 5<sup>th</sup>, the Board is hopeful that these safety precautions will be lifted this summer. We will notify all residents once a decision is made. Thank you for your cooperation and understanding during this difficult time.

If you have any questions or concerns, please contact our office by phone at 407-251-2200 or by email at [info@dwdpm.com](mailto:info@dwdpm.com). We wish all of our residents well during this difficult time. Take care, and stay safe.

## *Payment Plan Options*

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If you are experiencing financial difficulties or job loss due to COVID-19, 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](mailto:info@dwdpm.com).

## *Please Pick-up After Your Pets and Keep Pets on a Leash at All Times*

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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 of in a waste receptacle.** This is not only a community rule; it is an Orange County ordinance as well. The Association has installed several doggy stations throughout the community for your convenience. Please use these receptacles to dispose of any dog waste. Dog waste is a hazardous substance and causes damage to grass and may spread illnesses to others.

It is extremely important that your dog is on a leash for the protection of other animals and for the protection of people (especially children) who may encounter your pet within the community. Keeping your dog on a leash is also a protection for your pet since it safeguards them from dangerous situations.

If you see a dog unattended within the community, please notify Orange County Animal Control at the following number: 407-836-3111. Thank you for your understanding and cooperation in this matter.

## *Noise Issues – Please be Respectful to Your Neighbors*

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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*

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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.

1. Follow Windsor Walk Parking Rules
  - a. Two parking spaces per unit – No parking third car behind

- b. Third car and Guest Parking on the main road – Stratford Upon Avon Blvd.
  - c. NO PARKING in a fire lane or within 20 feet of a fire lane
  - d. FIRE LANES DESIGNATED BY YELLOW LINES INCLUDING YELLOW CURBS
  - e. All vehicles must have current license plates
2. DUMPSTER AND TRASH
- a. Everything must go in the DUMPSTER; no exceptions
  - b. NO BULK including NO MATTRESSES, NO APPLIANCES, NO TIRES, NO PAINT (ask for list of websites and phone numbers)
  - c. IF IT DOESN'T FIT, DON'T LEAVE IT
  - d. FOR RESIDENT USE ONLY; NO CONTRACTORS
  - e. Contracts with contractors should include removal of materials
  - f. NO HOME TRASH IN COMMUNITY CONTAINERS IN COMMON AREAS
  - g. NO HOME TRASH CONTAINERS OR BAGS IN FRONT OF UNITS
3. Pets
- a. PICK UP AFTER YOUR PET
  - b. NO PETS IN THE POOL AREA (INQUIRE ABOUT SERVICE DOGS)
4. POOL
- a. FOLLOW POOL RULES
  - b. Pool Hours – 9 AM - DARK
  - c. NO NIGHT SWIMMING; POLICE WILL BE CALLED; ADDITIONAL MONITORING
  - d. NO GLASS IN POOL AREA
  - e. RESIDENTS ONLY (Guests must be accompanied by a resident)
  - f. CHILDREN UNDER 12 must be accompanied by an ADULT
  - g. DO NOT ASSUME IF THERE IS AN ADULT IN THE POOL, THEY WILL WATCH YOUR CHILDREN
  - h. 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)*

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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., room additions, 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 guidelines 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 guidelines, please visit the Association's website at the following link:

[architectural\\_guidelines\\_for\\_windsor\\_walk\\_hoa\\_-\\_adopted\\_on\\_09-03-2020.pdf\(weebly.com\)](http://architectural_guidelines_for_windsor_walk_hoa_-_adopted_on_09-03-2020.pdf(weebly.com)).

If you have any questions, please call us at 407-251-2200, and we will be happy to assist you. 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 guidelines). 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. I 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 our management office.

**Please visit our new community website:**

[www.windsorwalkhoa.weebly.com](http://www.windsorwalkhoa.weebly.com)



# SYMPTOMS OF CORONAVIRUS DISEASE 2019

Patients with COVID-19 have experienced mild to severe respiratory illness.

Symptoms\* can include

FEVER



COUGH



\*Symptoms may appear 2-14 days after exposure.

SHORTNESS OF BREATH



Seek medical advice if you develop symptoms, and have been in close contact with a person known to have COVID-19 or if you live in or have recently been in an area with ongoing spread of COVID-19.



15-30152-A March 20, 2020, 12:58PM

[cdc.gov/COVID19-symptoms](https://cdc.gov/COVID19-symptoms)

# Community Services Phone Numbers

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## Emergency:

Fire, Police, Medical Emergency:	911
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## Law Enforcement:

Orange County Sheriff's Dept. (Non-Emergency):	407-836-4357
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## Utilities:

Orange County Utilities:	407-836-5515
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## Chamber of Commerce:

Orlando Chamber of Commerce:	407-425-1234
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## 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

ARCHITECTURAL REVIEW BOARD (ARB) APPLICATION

Owner Name: \_\_\_\_\_ Tenant Name: \_\_\_\_\_
Property Address: \_\_\_\_\_
Mailing Address: \_\_\_\_\_
Phone(s) Home: \_\_\_\_\_ Work \_\_\_\_\_ E-mail: \_\_\_\_\_

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 area, 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 \_\_\_\_\_

# March and April 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<i>March</i>	1 <b>Monthly Assessment Due</b>	2	3	4 <b>Board of Directors' Meeting 6:30 PM</b>	5	6
7	8 <b>International Women's Day</b>	9	10 <b>Grace period ends for Monthly Assessment</b>	11	12	13
14 <b>Daylight Saving Time Begins Spring Forward</b>	15	16	17 <b>St. Patrick's Day</b>	18	19	20 <b>Spring Equinox</b>
21	22	23	24	25	26	27
28	29	30	31			
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<i>April</i>				1 <b>Monthly Assessment Due</b> <b>April Fool's Day</b>	2 <b>Good Friday</b>	3
4  Easter	5	6	7	8	9	10 <b>Grace Period ends for Monthly Assessment</b>
11	12	13	14	15 <b>Tax Day</b>	16	17
18	19	20	21	22 	23	24
25	26	27	28	29	30	