

Villas at Shadow Bay

April
2017 Issue



A Newsletter By and For the
HOMEOWNERS AND
RENTERS of Villas of Shadow
Bay Condominium
Association, Inc.
www.villasatshadowbay.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
407.251.2200 phone
800.759.1820 fax
info@dwdpm.com
DWD Professional
Management, LLC
1101 Miranda Lane
Suite 112
Kissimmee, FL 34741

Board Meeting

May 16, 2017
June 21, 2017

Always RSVP for the meetings. A meeting may be cancelled at any time.

From Our Management Company

Submitted by
Carey Webb,
DWD Professional
Management



Procedure for Reporting Maintenance Issues

If you are renting your unit in the community, please be aware that **all maintenance issues should first be reported to your landlord or property management company.** Your landlord or property management representative should then contact the community management office to make arrangements for the repair.

If you are an owner in the community, please contact the community management office to report any maintenance concerns or issues. We will help you determine if the repair is your responsibility to correct or if it is the responsibility of the Association.

Finally, please remember that the community management office is not open over the weekend or

during national holidays. If you have a maintenance emergency during a weekend or holiday, you may leave a message and the community management staff will contact you on the next business day.

By following these guidelines, you will greatly assist the staff in providing more efficient service. Thank you for your cooperation in this matter.

Air Conditioning Units

Please note that per your community documents, the air conditioning units are the property of the unit owner. This means the maintenance of these units is the responsibility of the owner, not the Association. One thing that must be done at least monthly is a filter replacement. If the filter is not replaced this may cause the unit to freeze.



Also, the drain pan and drain line must be inspected on a periodic basis. This is especially true in the upstairs units. Unfortunately, many of the rented units are not doing these

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VILLAS AT SHADOW BAY CONDOMINIUM ASSOCIATION, INC.

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Director

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2008 JAFFA DRIVE • UNIT H

ST. CLOUD, FL 34771

PHONE: 407.892.0019

FAX: 407.957.0057

E-MAIL: FOCUSCOMPB@AOL.COM

Air Conditioning Units continued

preventative measures and this is causing damage. The damage from the overflowing air conditioner usually does not stay confined to one unit. All damage done is the responsibility of the unit owner with the malfunctioning air conditioner. In order to avoid all of these costly repairs, please remember to have your air conditioner inspected regularly.

Finally, please remember window AC units are not allowed in Villas. All window AC units must be removed. Thank you.

Parking Violations and Towing

All of the parking lots in the Villas at Shadow Bay 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
- 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.

Pool Rules

Please be advised that the pool closes at sundown every day. No unauthorized people may enter the pool after this time. Many people ask why the Association has chosen to close the pool at sundown. The answer is simple. **We did NOT choose this time.** The State of Florida decided this for us! **Since there is not enough light per State guidelines, we must close the pool when the sun goes down.**

Several homeowners have contacted us to talk about the pool's hours of operation. They feel that they should be able to use the pool at hours that are more flexible. However, the Villas at Shadow Bay Condominium Association owns the pool, not the individual homeowners at Villas. Since the pool is not owned by individual homeowners, it is considered a commercial pool and the Association must abide by the State guidelines.

Next, there is a list of pool rules located in the pool area. Please take

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Pool Rules continued

a minute and review these rules. One of the most important rules is the age limit for use. If you are under the age limit, ***you may NOT use the pool without a parent or guardian being present.*** This rule will be strictly enforced when personnel are present in order to ensure the safety of the children in our community. Accidental drowning in a swimming pool is a leading cause of death in Florida for children. Please be advised there are no lifeguards at the pool, and the maintenance personnel are ***not*** trained in CPR or pool safety. Failure to comply with the Pool Rules may also result in you being asked to leave the area.

Also, please be advised that there are cameras located at the pool. Management monitors these cameras daily and also performs inspections at night. The Association will pursue recuperating any costs associated with damage to the pool caused by the inappropriate use of the facilities. The police will also be called if you are found at the pool after the posted hours. This is considered trespassing even if you are a resident of the community. This is the law for the State of Florida, and it will be enforced for the protection of our community assets and the safety of our residents.

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



Car Repairing & Kids Playing in the Parking Lots

We have noticed many people repairing cars in the parking areas on the weekends. We must inform all new owners and tenants that this activity is not allowed in Villas. Many new residents do not understand that the parking lots are Association property and are governed by the Declaration of Condominium. The Association asks that all new residents visit the website, www.villasatshadowbay.com to review the rules.

Also, please be advised that the parking lots are for vehicle parking only and they are not to be used as barbecue areas, play areas or gathering areas. These activities are dangerous in this area as some drivers may not see a small child or a barbecue grill in the parking area until it is too late. Also, sitting in lawn chairs in the parking lot and listening to your car stereo is very disturbing for your neighbors. Thank you for your cooperation regarding these issues.



DOG WASTE



ORDINANCE #87-9
FINE \$500
407-742-8000 OPT. 2

Reminders

Parking Policy

Per the Condominium Documents, there are only two (2) parking spots per condominium. In addition, the vehicles must be registered with the Association and all vehicles must display these parking permits. Visitors may park in any available non-reserved space as long as they display the yellow visitor's pass on their rearview mirror. 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

Trash

Trash receptacles are located throughout the property. These containers are for the use of Villas at Shadow Bay owners and residents. **ALL TRASH MUST** be placed in the containers. It is a violation of the rules of the Association for trash not to be placed in the container; to do so may result in a fine for a homeowner or resident.



VILLAS AT SHADOW BAY
 CONDOMINIUM ASSOCIATION, INC.
 C/O DWD Professional Management, LLC
 1101 MIRANDA LANE • SUITE 112
 KISSIMMEE, FL 34741

Address Service Requested

April & May 2017

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1  Assessments Due
2	3	4	5	6	7	8
9 	10	11 Full Moon 	12	13	14  GOOD FRIDAY	15 Grace Period for Assessments Ends
16 	17	18 7pm BOD Mtg. @DWD Office - RSVP	19	20	21	22
23	24	25	26	27	28  ARBOR DAY	29
30	1 <i>May</i> Assessments Due	2	3	4  National Day of Prayer	5  CINCO DE MAYO	6
7	8	9	10 Full Moon	11	12	13
14  Happy Mother's Day	15 Grace Period for Assessments Ends	16 7pm BOD Mtg. @DWD Office - RSVP	17	18	19	20  ARMED FORCES DAY
21	22	23	24	25	26	27
28	29  MEMORIAL DAY	30	31			