

Villas at Shadow Bay

February
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

February 21, 2017
March 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

Windows, Window Screens and Doors

Please remember that windows and window screens are the property of the unit owner, and must be maintained. As we walk through the Villas it has come to our attention that many of the windows are missing their screens or the screens are in very poor condition. These screens need to be replaced or repaired as soon as possible.

Next, when a window is broken it must be replaced within a few days of the glass breaking. Windows not repaired within one week of the damage occurring may be repaired by the Association, with the cost being charged to the owner's account. These costs are considered a unit assessment and have the same effect as any other unpaid assessment. All windows are

to be repaired with a piece of glass, not plastic, Plexiglas or wood.

Finally, all doors are to be maintained by the owners. This means the doors are to be painted by the owner. The owner must still obtain permission to paint, and they must use the approved color. If a door really needs to be painted, rest assured the Association will send a notice informing you of the situation. Thank you.

Porches & Patios

Porches and Patios for our residents are considered limited common areas, owned by the Association. Since these areas are Association property they are under the control of, and maintained by, the Association. However, even though it is a common area, a limited common area is limited to the use of the residents of the unit to which it is attached or next to.

The porches and patios are pressure washed annually. If your porch or patio becomes dirty due to heavy use by you or your tenant, it is up to you to clean it in between the annual washings. All upstairs porches and patios will be painted every 5-10 years or sooner if the Association deems it necessary to protect the wood.

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VILLAS AT SHADOW BAY CONDOMINIUM ASSOCIATION, INC.

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Porches & Patios

continued

Please be aware that the Association only allows one table, two chairs and up to four **small** potted plants in a porch or patio area. These restrictions apply to all porches and patios whether they are located upstairs or downstairs.

The Association has noticed that some of these areas have been decorated by the owners or tenants. Also, some of the owners or tenants have started to enclose their downstairs areas. This is not allowed. These areas are Association property and the Association will enforce their rights. We are asking that you remove all decorations, excess plants, furniture, gates, fence panels, or any other items not mentioned above from these areas. The Association will be inspecting these areas to ensure compliance. If these items are not removed, the Association will remove and discard these items for you. Thank you for your cooperation and understanding with regards to this issue.

PARKING WITHOUT A PERMIT AND TOWING

Please be advised that all vehicles, whether they belong to an owner, tenant or guest must have a parking permit. Vehicles will be towed without a permit at the owner's expense. The rules of the community are available free on the community's website: www.villasatshadowbay.com.

All parking lots have been marked Parking by Permit Only. Visitors may park without a permit from 6 am until

11 pm. Overnight visitors, or any visitor staying after 11 pm must have the visitor's permit on their rearview mirror, or they will be subject to towing. **Visitor's permits may only be used by someone staying overnight, and not for more than a week.** This means 7 days total, whether or not they are 7 consecutive days. **Residents may NOT use a visitor's permit as a third, permanent parking permit.**

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 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**

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Pool Rules

continued

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.

Code Of Ethics For Homeowners

1. I will seek to fulfill my duties and responsibilities as a community association member.
2. I will make myself familiar with my community documents.
3. I will maintain my home in compliance with the standards of my community.

4. I will volunteer to serve on committees of the community association.

5. I will support the duly elected members of my community's leadership.

6. I will pay all assessments on time, including any special assessments.

7. I will speak in a positive way about my community.

8. I will refrain from speaking any negative comments about my neighbors and the Board of Directors.

9. I will cooperate with the association management agent.

I will use my best efforts to promote the happiness and prosperity of my community association.

Make Your Silverware Sparkle

If your silverware is tarnished, try this. Cover the bottom of a heat resistant glass dish with aluminum foil, shiny side up. Place the tarnished silver on the foil, add 1 teaspoon of baking soda and pour in enough boiling water to cover it. Ta-ta, tarnish!

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

February & March 2017

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