

Villas at Shadow Bay

October
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

November 21, 2017
December 19, 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

Assessments Increase for 2018

Recently the Board of Directors for The Villas at Shadow Bay COA met to discuss the Budget for next year. After much consideration, the Board has voted to increase the Assessment by \$5 per month for next year. This means your assessment will now be \$200.00 per month for 2018. The Board feels this increase is needed in order to keep the common areas in the best condition possible. The Board truly believes this will help to keep the trend of increasing property values going for years to come. If you have any questions or concerns, please feel free to contact the management office.



Use of Gas & Charcoal Portable Grills

Please be advised that the use of gas and charcoal grills in multi-family housing such as Villas is strictly regulated by the County and the Association. These grills may not be used in the units, in the courtyards of the buildings, in the parking areas, in the pool area, or on any of the porches or patios under any circumstances. Their use is restricted to the open areas of the Association, at least 10 feet away from the buildings or from any other flammable structure. Finally, gas grills may not be stored within 10 feet of any building. Your cooperation regarding this matter for the safety of the community is greatly appreciated.

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

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VILLAS AT SHADOW BAY CONDOMINIUM ASSOCIATION, INC.

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Director

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Director

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Windows...

continued

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.

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.

DOG WASTE

LEASH CURB AND
CLEAN UP
AFTER YOUR
DOG



IT'S REQUIRED BY LAW!

ORDINANCE #87-9

FINE \$500

407-742-8000 OPT. 2

Ten Ways to Help Our Community

1. Attend meetings. Don't just show up if you have a problem or complaint.
2. Accept nomination to serve on the Board or appointment to any committee.
3. Describe the association in positive terms.
4. Be prepared when asked to contribute; plan details of an event, coordinate with other owners and affiliates.
5. Contribute whatever time you have available for the benefit of the community. Become a dependable, constructive member of the association.
6. When attending Board meetings, remember that the only time you should address the Board is during the Open Forum session. Don't interrupt during the Business meeting.
7. Keep an open mind and look for the benefits to the community whenever a new program is being initiated.
8. Don't criticize the Board, committee members or other volunteers.
9. Read your newsletter and correspondence from the management company in order to understand what is going on and why decisions are being made.
10. Introduce yourself to new owners. Let them know that our community is a great place to live and that you look forward to their involvement.

Epsom Salt: Who Knew!

Experts recommend Epsom salt in the garden for a variety of uses, starting with your garden

startup and including peppers, tomatoes, fruit and roses. They say Epsom salt can also help with house plants, as well as lawns, trees and shrubs

Studies show that magnesium and sulfur, two naturally occurring minerals that are major components of Epsom salt, may help plants grow greener with higher yields and more blooms. Magnesium creates an environment conducive to growth by helping seeds to germinate, increasing chlorophyll production and improving phosphorus and nitrogen uptake. Sulfur is also a key element in plant growth, helping produce vitamins.

Epsom salt helps produce more flowers and makes pepper plants grow larger. And experts say Epsom salt reduces the total amounts of fertilizers needed and makes the fertilizers used more effective.

To Celebrate Fall

Halloween, of course, is one way but why stop there. You may be interested in some other ideas as well. How about a "Fall Party" to celebrate the coming of the fall season. Pumpkins are the first thing that comes to mind for decorating. They are easy to carve or to paint faces or other decorations. (You can also make the pumpkins from plastic or cardboard). Scarecrows are a favorite idea for the season. From a pile of old clothes, children could compete for funniest costume. Fall leaves can be drawn and painted in many colors of fall. Sing, write a poem (haiku) or a short story, play games, bake brownies, decorate cupcakes, eat popcorn, watch movies together.

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

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	17	18
19	20	21 7pm BOD Mtg. @DWD Office - RSVP	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 7pm BOD Mtg. @DWD Office - RSVP	20	21	22	23
24 	25 	26	27	28	29	30
31 						