



JACKSON PARK CONDOMINIUM ASSOCIATION

August 2020 Newsletter

New Owner Access Platform

We are thrilled to announce the new online owner access feature where you can login to manage your account and access community documents. With your Internet-enabled device, you will now be 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** and include your community name, property address, 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 at info@dwdpm.com with your request. Please make sure to include the email address you want us to use and we will process a new registration 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

Please direct all concerns to the management company. For ARB requests, please go to the Association's website, www.jacksonparkcondos.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
DWD Professional Management, LLC
info@dwdpm.com

407.251.2200 phone
800.759.1820 fax
9419 Tradeport Drive
Orlando, FL 32827

Board of Directors

President: David Matzer

Vice President: Rosa Hernandez

Secretary: Yohana Cadenas

Treasurer: Itamar Da Silva

**Please visit our new
community website:**

www.jacksonparkcondos.com

when you registered. Please make sure to use Google Chrome which is the preferred web browser for the platform.

Once you have created your account, you may access the platform using the following link:
<https://owner.topssoft.com/DWDProfessionalManagement/Account/Login>.

Parking Regulations

Please be advised of the following parking policy for the Jackson Park Condominium Association:

The following vehicles are NOT permitted:

- Commercial vehicles (this includes cars/trucks with ladder racks, pipe racks, magnetic signs or lettering in the windows) – Commercial vehicles are only permitted during daylight hours if they are furnishing goods and services to residents (i.e., plumbing services).
- Boats and campers, motor homes, trailers, and recreational vehicles.
- Vehicles without license plates or with expired license plates.
- Vehicles that are parked on the grass.
- Vehicles that are parked on the street between the hours of 12 AM – 6 AM.
- Vehicles that are double parked (parked behind cars which are parked in parking spaces or cars parked in more than one parking space).
- Vehicles parked in front of and/or blocking fire hydrants or parked in fire lanes.
Clearly disabled and inoperable vehicles that have not moved for 72 hours or more.

All vehicles should be parked in designated parking spaces only. Residents and guests of Jackson Park 1 and Jackson Park 2 are permitted to park in any available marked parking space since the property is shared by both Associations.

If your vehicle or the vehicle of a guest is towed due to a violation of the parking rules and regulations, you should contact **Airport Towing** to resolve the situation.

Airport Towing Service

6690 East Colonial Drive

Orlando, FL 32807

Ph: 407-275-8721

Fax: 407-275-1822

We greatly appreciate your cooperation and assistance in this matter. If you have any questions or concerns regarding the parking policy, please contact the management office.

Corona Virus (COVID-19) Update

The state of Florida is currently in the second phase of reopening and has issued specific requirements and guidelines to businesses and communities. The members of the Board of Directors have discussed the best course of action to reopen common areas and to conduct Association business based on these state requirements and guidelines and based on CDC recommendations. The Board has also received the advice of legal counsel and their insurance agent.

With this in mind, the Board of Directors has determined that the best course of action is to keep the common areas of the Association closed for the safety and wellbeing of the residents and for the financial protection of the Association.

Per the requirements and guidelines of the state during Phase II, the Association would be required to have staff onsite to properly clean the facilities on a daily basis, to ensure that all residents followed proper social distancing (at least 6 feet apart), and to provide appropriate sanitation areas.

The Association does not have the resources in their current budget to hire staff to enforce these requirements. In addition, from a liability perspective, if an individual who has used the common area facilities contracts COVID-19, the individual could file a lawsuit and claim the Association is at fault for failing to follow all of the proper guidelines. The Association's insurance policy does not cover claims related to viruses and bacteria.

Therefore, this would expose the Association to liability and significant legal costs. These costs would then impact assessments and would most likely require the monthly dues to increase. While we have asked the Association's insurance agent to investigate possible insurance coverage for COVID-19 claims, this type of insurance coverage is not available at this time.

We understand it is frustrating to all of our residents not to have the benefit of the pool and playground areas while so many of us are at home. However, the Board of Directors has an obligation to do what is in the best interest for the community based upon the guidance of their professional advisors.

Therefore, for the safety and well-being of our residents, we will continue to follow the procedures listed 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.** Per Orange County ordinance and per our procedures, we 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 until further notice.
- 3) Common Areas:** As previously discussed, the pool and playground area will remain closed until further notice.

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.

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

Assessment Information and Payment Plans

Jackson Park Condominium currently has a monthly assessment of \$275.00. Payments are due on the 1st of each month. Payments received after the 15th of each month will be assessed a \$25.00 late fee. Also, if there is a balance on the last day of the month, the account will accrue interest (January-December). **There are several ways to make payments: by mail, online credit card/debit card/e-check, bill pay, or auto debit.**

1. You may pay online through the Association's bank using a credit card, debit card, or e-check, as well as set-up ACH. The website is as follows: <https://webvault.bbt.com/as/paymentservices/start.aspx>. You will need the following identification numbers in order to make these payments: **Bill Pay Number, Serial Account Number, and Unit Number**. You may find these numbers on your coupon booklet or you may contact the management company to obtain this information.
2. You may mail your payment at our offices located at 9419 Tradeport Drive Orlando, FL 32827. Please make sure that your check includes your name, account number, and property address.
3. You may mail you payment with the coupon to the processing office of the Association's Bank located at P.O. Box 628207 Orlando, FL 32862. Please make sure that your check includes your name, account number, and property address.
4. You may pay in person at any BB&T branch; however, you need to have the coupon for the branch employee to be able to process the payment.
5. You may make your payments through your bank as a bill pay. If you choose this option, you will need the following information:
 - Payee Account Number:** Your Bill Pay Number
 - Payment Payable to:** Jackson Park Condominium
 - Mailing Address:** Jackson Park Condominium
P.O. Box 628207
Orlando, FL 32862-8207

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.** We will make payment arrangements with owners who may need assistance in order to ease the financial impact as much as possible.

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.

Use of Bouncy Houses

Please be advised that the use of bouncy houses in multi-family housing such as Jackson Park is **NOT** permitted. All of the outside areas belong to the Association and are considered common area property. If someone were to get hurt, the Association could be held liable and the Association's insurance does not cover this activity. In addition, common area property could be destroyed or damaged. Therefore, bouncy houses are not permitted and should not be installed in any area within the community. Thank you for your cooperation and understanding.

Hurricane Season

Hurricane season began on Monday, June 1st and continues through the end of November. The National Oceanic and Atmospheric Administration is predicting a busy season this year with between 13 to 19 named storms (winds 39 mph or higher). Therefore, please take the time now to prepare your home and your family for hurricane season. Please see the pages below for additional information about hurricane preparedness provided by HIG Insurance.

Future 417 Widening Projects

On pages 8-9 of this newsletter, please find an announcement from the Central Florida Expressway Authority regarding their plans to widen the 417 from International Drive to Narcoossee Road beginning later this year.

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

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.

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.

Architectural Review Change Procedures

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 exterior of your property, then you will need to fill out the Architectural Review Board (ARB) application. An application must be completed and approved by the Board of Directors before any project may begin.

These applications will always be available on your community's website and they are included in this monthly newsletter (please see 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 ARB 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 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.

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 Board (ARB). The ARB is a group of volunteer homeowners who review the applications and approve or deny the applications based on your community's written criteria. Per Florida Statutes, this process may take up to 30 days.

As soon as the Board makes a decision, we will mail you a letter of approval or denial. Please make sure you do not proceed with any improvements until you receive your letter of approval. 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 office.



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.



CS 311521-A March 20, 2020, 12:53PM

cdc.gov/COVID19-symptoms



Starting in late 2020, the Central Florida Expressway Authority (CFX) will begin work to widen SR 417 (Central Florida GreeneWay) from International Drive to SR 528 (Martin B. Andersen Beachline). This work is being done to meet the demands of population growth and improve traffic flow on one of CFX’s busiest expressways. Work will be broken into five phases to minimize impact to motorists.

Central Florida is growing rapidly and so is the traffic on our roadways. In just the past five years, the number of vehicles on CFX roads has more than doubled. Traffic is expected to grow as more than 1,500 people move to Central Florida each week. A recent study by the Orlando Economic Partnership advises Osceola and Orange counties will be the fastest growing in Florida, with nearly a 30-percent rise in population.

According to CFX’s 2018 numbers, the average daily traffic count on SR 417 between International Drive and SR 528 ranges from more to 68,000 to nearly 95,000 depending on the location. Orange County officials report the average person spends 46 hours a year in traffic! To reduce that commute time, CFX will widen SR 417 between International Drive and State Road 528 from two lanes to three lanes in each direction (six lanes total). The widenings consist of five separate projects:

- SR 417 from International Drive to John Young Parkway
- SR 417 from John Young Parkway to Landstar Boulevard
- SR 417 from Landstar Boulevard to Boggy Creek Road
- SR 417 from Boggy Creek Road to Narcoossee Road
- SR 417 from Narcoossee Road to SR 528



The widening projects include:

- Additional Prepaid Toll Lanes (dedicated E-PASS lanes) in each direction at the John Young Main Plaza and the Boggy Creek Main Plaza;
- Sound walls along several locations of the expressway; and wider “incident management” shoulders.

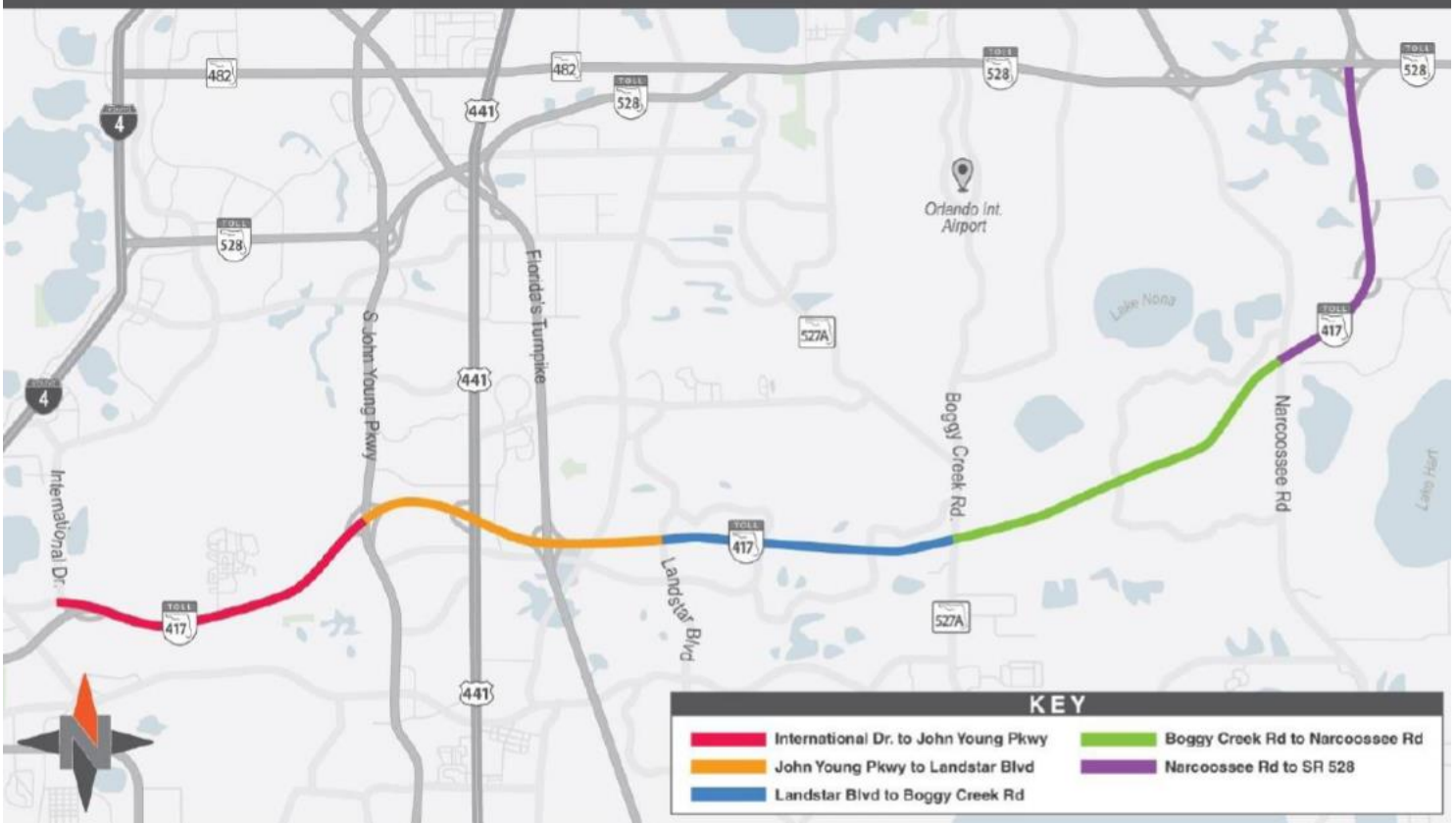
Construction on the first segment will start in late 2020 and will take approximately four years before all five projects are complete.

For more information:

-  407-383-5817
-  Construction@CFXway.com
-  www.CFXway.com
-  Follow us on Twitter @DriveEPASS for current project information

See back page for projects map.

Future SR 417 Widening Projects



HURRICANE PREPAREDNESS PLAN



Supply Kit Checklist

Water

- One gallon of drinking water per person per day for at least three to seven days
- One gallon of water for each person per day for cooking and personal hygiene
- Don't forget water for your pets!

Ice

- Freeze water in zip-type freezer bags and two-liter soda jugs
- Fill coolers with ice. Ice can be used to preserve food once the power goes out

Food

- Non-perishable packaged or canned food to last at least three to seven days
- Ready-to-eat canned meats, fruits and vegetables:
 - Canned or boxed juice
 - Canned or boxed milk
 - Cereal
 - Soup
 - Peanut butter and jelly, granola bars, trail mix
 - Instant coffee or tea
 - Dried fruits and nuts
 - Bread, crackers and cookies
 - Raw Vegetables
 - Fresh fruit
 - Special food for babies and the elderly

For The Home

- Cooler for ice and food storage
- Flashlights with extra batteries or hand-crank flashlights
- Battery or solar powered lanterns
- Battery powered NOAA
- Weather radio with extra batteries or hand-crank radio
- Car charger for mobile phone
- Battery operated digital TV with car charger adapter
- Grill with extra propane, charcoal, or sterno (Outdoor Use Only)
- Matches in waterproof container or butane starter for grill
- Paper plates/bowls/cups, plastic eating utensils, napkins, paper towels, moist towelettes
- Manual can opener and bottle opener
- Cleaning supplies
- Non-scented liquid household chlorine bleach or water purification tablets
- Work gloves
- Duct tape
- Heavy-duty outdoor extension cords
- Waterproof tarps
- Plastic sheeting
- Rope
- Basic tool kit
- Corded phone

- Smoke detectors
- Carbon-monoxide detectors
- Two-way radio if power, terrestrial telephone and cell towers fail
- Fire extinguisher
- Waterproof container or resealable plastic bag to store important papers like insurance, medical, bank, or Social Security documents/numbers
- Cash (without power, credit cards are unusable)
- First Aid Kit
- Two weeks supply of prescription drugs
- Two weeks supply of vitamins
- Over the counter pain reliever
- Antibacterial hand soap
- Toilet paper
- Plastic garbage bags
- Mosquito repellent
- Sunscreen
- Toiletries/Hygiene items

Health Essentials

- Documentation, license
- Non-perishable food
- Medications
- Water



Your First Aid Kit

A first aid kit should be kept in the home and each automobile and should include:

- Sterile adhesive bandages
- Sterile gauze pads
- Hypoallergenic adhesive tape
- Triangular bandages (3)
- Sterile roller bandages, antibiotic ointment, scissors, tweezers, needle, moistened towelettes, antiseptic, thermometer, tongue blades (2)
- Tube of petroleum jelly or other lubricant
- Assorted sizes of safety pins
- Cleansing agent/soap
- Latex gloves (2 pairs)
- Sunscreen
- Bug repellent
- Aspirin or non-aspirin pain reliever, anti-diarrhea medication, antacid
- Bottled water and other fluids



 **HURRICANE PREPAREDNESS PLAN**

Hurricane Family Preparedness

- Hold a family meeting
- Discuss the hazards of hurricanes. Encourage children to talk about their fears and explain some of the things you'll be doing to keep everyone safe. Start a written list of things you'll need to take care of and encourage everyone in the family to contribute their ideas.
- Discuss whether you'll need to evacuate
- Determine whether you live in an evacuation zone and, if so, where you will go if an evacuation order is given. Going to a family or friend's house or hotel outside the evacuation area is your best choice. If you choose to go out of town, do so well in advance of the storm. Since shelters provide for only basic needs, this should be your choice of last resort.
- Ensure your assets are protected
- Inventory your home possessions and videotape or photograph items of value. Review your insurance policies to ensure you have adequate coverage.
- Assess your home for vulnerable areas
- Do a walk-through of your home and property to evaluate your roof, windows, garage door, landscaping, etc. and determine what actions you will take.
- Make a plan to protect your vehicles
- Decide where you will store or park your vehicle, boat or RV. Check your vehicle insurance policy and keep it in the same safe place as your homeowner's policy.
- Secure your home
- Decide what actions you will need to take to protect your home and your property (shutters, generator, trim trees), and to keep as comfortable as possible during recovery.
- Discuss whether anyone in your home is elderly or has special needs and, if so, make arrangements in advance to accommodate those needs.

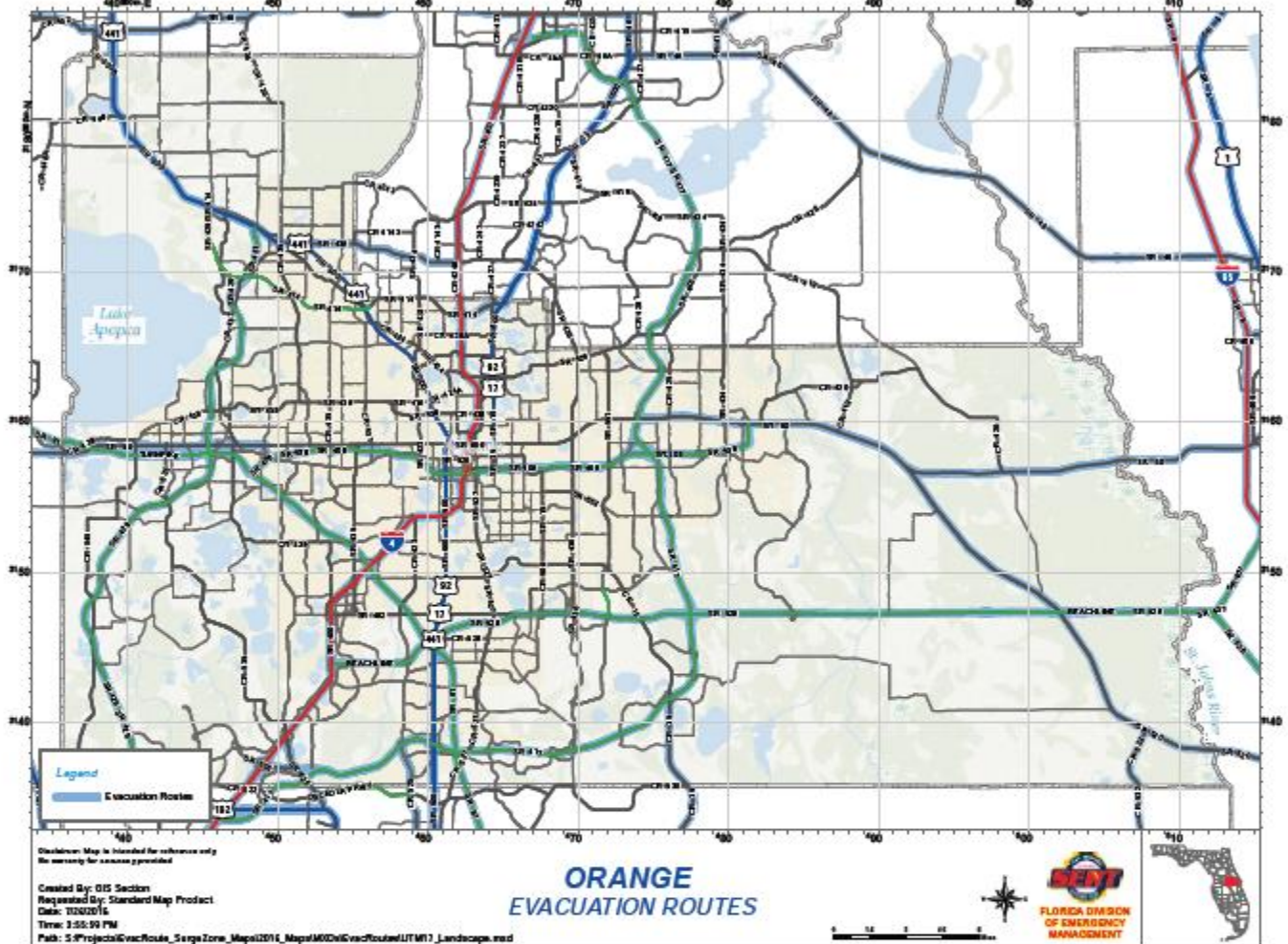
 **HURRICANE PREPAREDNESS PLAN**

Hurricane Family Preparedness

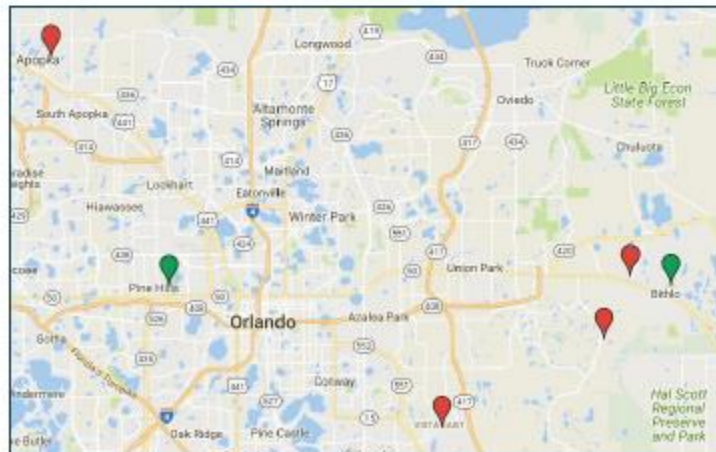
- Determine how you will address your pet's needs and make a plan for your pet in case you have to evacuate. If appropriate, plan for large animals such as horses
- Gather your supplies
- Determine your family's food, water and medical needs and assemble your hurricane kit according to those needs (see sidebar for essential items to include)
- Notify others of your plan
- Let family or friends know what your hurricane plan is so they can check on you in the aftermath of the storm. Establish an out-of-town contact
- Plan ahead for the possibility of becoming separated from your family and friends, whether it is a personal emergency or a larger-scale disaster
- Start by designating a single, out-of-town contact that your family or household members can call, e-mail or text message should a disaster occur. If local phone service is overwhelmed, it may be easier to call outside the area. Your contact should be aware that they are your family's designated contact
- All of your loved ones should agree to call the out-of-town contact to report their whereabouts and welfare
- Regular contact with your designated person will help to keep everyone informed. After initial contact and depending on the circumstances, you might set a specific check-in time
- When telephone lines are busy, e-mails or text messages may go through when calls cannot
- Create an emergency contact list; include phone numbers and e-mail addresses for your designated out-of-town contact, loved ones, neighbors and other emergency numbers such as police, fire and your physician
- Make copies of the list for every family member and print a copy to keep by the phone and with your emergency supplies
- Make sure to secure outside structures and get all outside items and bring everything inside including patio chairs, grills potted plants and balcony items



Orange County Evacuation Zones



Emergency Shelter Locations



Community Services Phone Numbers

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

JACKSON PARK CONDOMINIUM 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** _____

August and September 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<i>August</i>						1 Monthly Assess. Due
2	3	4	5	6	7	8
9	10 First Day Back to School 	11	12	13	14	15 Grace Period Ends for Monthly Assessments
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<i>September</i>		1 Monthly Assess. Due	2	3	4	5
6	7 Labor Day DWD Offices Closed	8	9	10	11 Patriot Day	12
13 Grandparents Day	14	15 Grace Period Ends for Monthly Assessments	16	17	18	19
20	21 Peace Day	22 Autumn begins	23	24	25	26
27	28	29	30			