
Welcome Home to MetroWest



Live. Work. Play. Connect.

Welcome Home...



The MetroWest Master Association Board of Directors and Management welcomes you to one of the most unique and beautiful communities in Central Florida.

Developed in 1985, MetroWest is a 1,805-acre master-planned business, commercial and residential community – a place where people can live, work, play and connect.

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Welcome to our Community

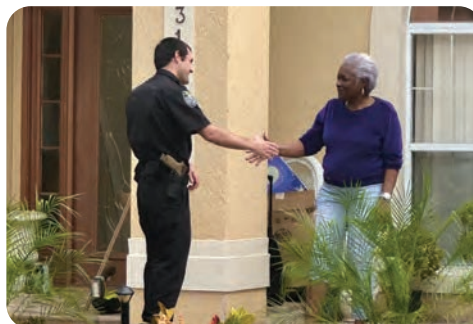


Over the subsequent years, our diverse, vibrant community has welcomed nearly 28,000 residents and 500 local and national businesses.

MetroWest is a member-owned community, managed by the MetroWest Master Association. Self-ownership plays a tremendous role in our quality of life, including award-winning landscaping and environmental stewardship, innovative public safety programs and community-building activities and events. Live, work, play, connect is more than a tagline, it's a way of life here in MetroWest.



Live



Our diverse community is complemented by a range of living options, from single-family homes of all sizes to apartment, townhome and condominium communities spread over the gently rolling landscape. MetroWest has a dwelling place to fit any living accommodation need.

Our top-rated schools ensure your child receives the most solid educational foundation to launch his or her success in life. From elementary schools to Valencia College, the best community college in the United States, your child has access to exemplary academic facilities and faculties.



Living In MetroWest



Premier Community of Orlando

Every day in every way,
MetroWest offers the best of
Central Florida living.



Affordable, Luxury Housing

Enjoy luxury housing
at affordable prices.



Top-Rated Schools in District

All top-rated schools make
MetroWest a smart choice in living.



Lush Landscaping

- Orlando's City Beautiful Award

Our award-winning landscape is another
symbol of community pride and quality.



Housing Choices for Every Life Stage

MetroWest features a full range of quality
housing options, from single-family homes
to condos and apartments.



Statewide Award Winner for Safety and Security

Award-winning safety and security program
strengthens and unifies our community.



Eco-Friendly

– Environmental Excellence Award

The City of Orlando's Environmental Excel-
lence Award reflects our commitment to
high quality, eco-friendly living.



Connected Community

People, organizations and events make
MetroWest a connected community



Work



Thriving businesses – from small, locally owned and operated businesses to international corporate headquarters like Universal Orlando and Hilton Grand Vacations – have chosen to locate in MetroWest. Just about any service or product you desire can be found right here in your community.



Working In MetroWest



Booming with Business

A growing business community brings extra value, convenience and excitement to MetroWest.



Home to Corporate Businesses

MetroWest is home to several national and globally recognized businesses including Hilton Grand Vacations and Valencia College.



Central and Accessible

MetroWest is Central Florida's central location, close to downtown, the attractions and more!



Growing Every Day - New Retail Options

There's a lot in store for you at MetroWest. Retail businesses are thriving.



Valencia College – Nationally-Ranked Education

Ranked the best community college in the U.S., neighboring Valencia College makes quality higher education extra convenient.



Health and Medical Business Hub

MetroWest is a hub for health and medical businesses. From doctor's offices to medical supply business centers, MetroWest is a center for the health industry.

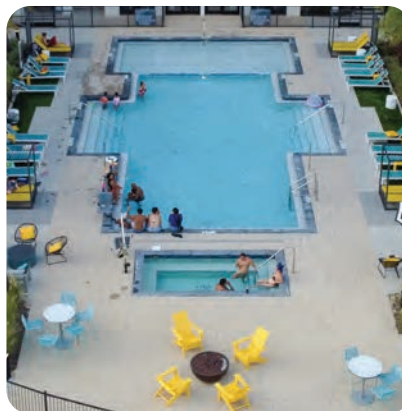


Retail and Commercial Operations

MetroWest is a great place to open a business. Retail, restaurants and more flourish here.



Play



Sports and recreation options abound in MetroWest. Located in the heart of MetroWest is the prestigious MetroWest Golf Club, voted the “Best Golf Course in Orlando.” The Robert Trent Jones Sr. signature design features spring-fed lakes, mature native trees, expansive rolling fairways with dramatic elevation changes and large greens surrounded by sculpted bunkers. The course provides a fair, yet demanding challenge for players at all skill levels.

MetroWest is a pedestrian and dog friendly community with lots of wide, scenic sidewalks and biking/walking/running trails so you can get outside and enjoy the Florida weather.



Playing In MetroWest



MetroWest Golf Club

Voted Orlando's best golf course. You have to play it to believe it!



Scenic Sidewalks for Biking with Family

Bike for health and fun on our scenic sidewalks. MetroWest is close to great parks too - like Turkey Lake!



Close to Theme Parks and I-Drive

MetroWest is next door to Orlando's world-famous theme parks and attractions area.



Abundance of Health and Fitness Options

Staying in shape is easy and fun with lots of convenient health and fitness options.



With So Much to Do, There's Never a Dull Moment at MetroWest

At MetroWest we take fun seriously. Neighborhood amenities like pools, grills, tennis and basketball courts are available in our many different communities.



Variety of Excellent Restaurants

MetroWest has restaurants for every taste, every budget and every occasion.



Diverse Assortment of Shopping Opportunities

MetroWest is a shopper's paradise. There is lots to find in our community and nearby major malls and outlets.



Connect



There are many ways to get connected in MetroWest! Focusing on connecting neighbor-to-neighbor and business-to-business fosters trust, strengthens community ownership and builds a solid foundation for sustained community growth.

Attend our free community events! Celebrate the USA's independence at **MusicWORKS**. Join your neighbors to make our neighborhoods safer, more caring places at our award-winning **National Night Out**. Come out and dine alfresco quarterly on the fourth Thursday of the month at the **Food Truck Connection**. Support Edgewood Children's Ranch during our annual **MetroWest Master Association's Community Charity Challenge**.

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***To Be Protected,
We Must Be
Connected.***





With so much happening in our community, it is essential to have a communications network to keep everyone informed. **Our website, MetroWestCommunity.com**, provides a full range of timely news and updates about the community including events, business and community contacts and access to important documents for Members only. Stay current on local happenings through our *MetroWest Connect* newsletter or connect through the MetroWest Facebook page.

The MetroWest Public Safety bike officers serve as community liaisons building relationships to unify residents, businesses and others, promoting our public safety initiatives and reinforcing our community values.

Get involved – what better way to get to know your community and neighbors than to volunteer for a committee or help at one of the community events?

Our residents and business partners truly make MetroWest a special place to live, work, play and connect. We are glad you are here!

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Connecting In MetroWest



MusicWORKS

Experience the magic of music at a sunset concert, followed by fireworks on the golf green – in your own backyard!



National Night Out

National Night Out is an opportunity for the community, MW public safety, local law enforcement and other public services to build strong police-community partnerships and neighborhood camaraderie.



Food Truck Connection

Join your neighbors quarterly on the fourth Thursday of that month at the Food Truck Connection.



MetroWest Giving Hearts Supporting Edgewood Children's Ranch

Since 2014, the MetroWest Master Association and the community have raised thousands of dollars to provide important necessities for Edgewood Children's Ranch.



MetroWest Connect Newsletter

Local news, shopping, dining, entertainment – it's all here for residents in the pages of the quarterly MetroWest Connect newsletter.



MetroWest Website

Our user-friendly website is your source for in-depth information about MetroWest - www.MetroWestCommunity.com.



MetroWest Facebook

Like us on Facebook for news, events and more!





Get Connected in MetroWest!

Visit our website:

MetroWestCommunity.com

Read the MetroWest Connect Newsletter

For the latest issue
of *MetroWest Connect*,
visit MetroWestCommunity.com

“Like” Us on Facebook

facebook.com/MetroWestMasterAssociation

Sign up for

E-Blasts on our website

Sign up for our

Emergency Alert System via email

Resources.metrowestpublicsafety.com

Attend Events

*MusicWORKS, Food Truck Connection
and National Night Out*

Join a Committee or Volunteer

Contact Us

Call: 407-601-5995

Email: mwma.mgr@cfl.rr.com

Public Safety: 407-473-2021



**Visit our website:
MetroWestCommunity.com**

MetroWest

Master Association

2145 Metrocenter Blvd., Suite 110, Orlando, FL 32835

(407) 601-5995

www.metrowestcommunity.com

Live. Work. Play. Connect.

MetroWest

MetroWest's Zoned Elementary, Middle and High Schools are Top Rated Schools!



MetroWest Elementary School

Principal Sherry Donaldson, leads MetroWest Elementary School, "Where miracles are in the making." MetroWest Master Association supports the elementary school with an annual donation. See Dual Campus map attached.



Westpointe Elementary School

Principal Atresa F. Grubbs-Holmes, leads Westpointe Elementary School, that shares a campus with MetroWest Elementary School. Westpointe Elementary facilities are designed to serve 837 students and include new buildings, a playground and a playing field.



Gotha Middle School

Principal Monica Emery, leads Gotha Middle School. Gotha has been an A-rated school, as well as recognized as a Red Ribbon School, Five Star School and received the Golden School recognition.



Chain of Lakes Middle School

Principal Robin Broner, leads Chain of Lakes Middle School. A Five Star school, Chain of Lakes also boasts an award-winning PTSA program.

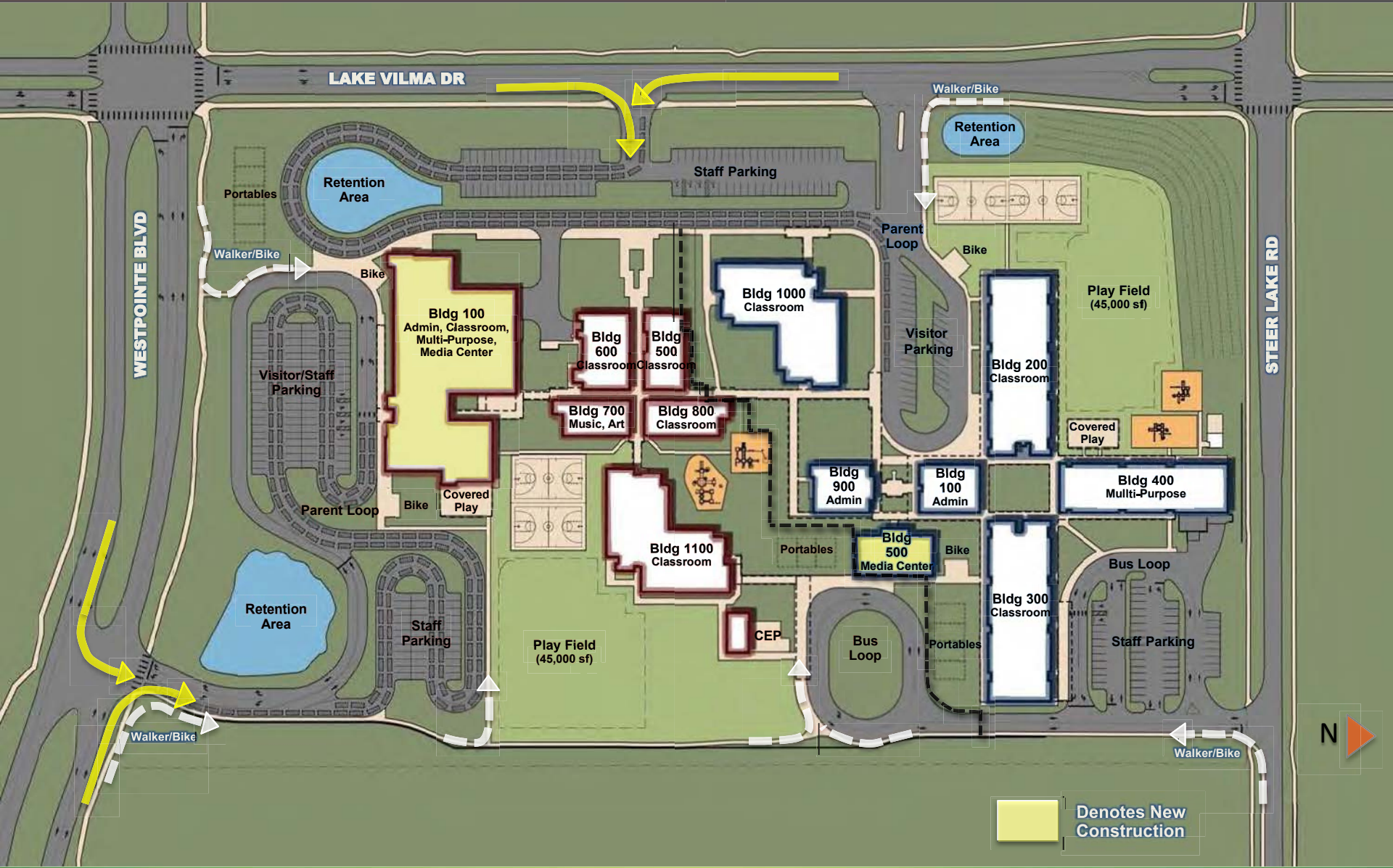


Olympia High School

Principal Christy Gorberg, leads Olympia High School. Olympia is the only high school in Orange County to earn all A's for four years in a row. Additionally, over \$1.5 million in scholarships have been earned by seniors, and the outgoing class had six seniors accepted to Top 20 colleges and universities, three National Merit Scholars and one National Hispanic Scholar.



Orange County Public Schools



Master Site Plan

2024 Community Report



Celebrating Our Community Connections

Live. Work. Play. Connect.

2024: Celebrating Our Community Connections



In 2024, the Master Association continued to engage with MetroWest's stakeholders via a variety of communications platforms, including the new Board Briefs and updated Welcome Packets.

MetroWest Public Safety made numerous connections with businesses, residents and visitors in our community to help achieve the highest quality of life within MetroWest.

And the Master Association supported MetroWest Elementary School and Westpointe Elementary School with a total donation of \$10,000 in 2024.

For the Master Association, our goal is to support, celebrate and elevate the connections between everyone who *lives, works and plays* in MetroWest.



Visit our website



Communications tools improve community connections

As part of the MetroWest Master Association's ongoing focus on connecting with all aspects of our community, we continued producing our quarterly Connect newsletter in-house, maximizing our outreach to the MetroWest community. MetroWest Connect is mailed directly to MetroWest homes and is also available digitally.



MetroWest CONNECT
Winter 2024

MetroWest Giving Hearts Supporting Edgewood Children's Ranch: Donate Gift Cards Now Through Dec. 6

MetroWest's annual charity drive to benefit Edgewood Children's Ranch (ECR) has a new name this year: **MetroWest Giving Hearts Supporting Edgewood Children's Ranch**.

MetroWest's annual charity drive to benefit Edgewood Children's Ranch (ECR) has a new name this year: MetroWest Giving Hearts Supporting Edgewood Children's Ranch.

As in previous years, MetroWest Giving Hearts asks for donations of gift cards to help at-risk children and their families—find hope through faith, love and education at Edgewood Ranch.



Examples of gift cards that would be the most useful include:

- Visa or MasterCard
- Sam's Club
- Walmart
- Publix
- McDonalds
- Chick-fil-A
- Josie's Pizza
- Marco's Pizza
- Pizza Hut
- Office Depot



Since 1966, Edgewood Children's Ranch has helped thousands of at-risk children overcome adversities. Currently, over 86 percent of children in the program come from cost-burdened homes. Your support in any amount helps provide a loving environment where children can learn to thrive and succeed in life, and where families can find healing.

The focus at Edgewood Children's Ranch is to meet the needs of each child regardless of race, religion, ethnic origin, or ability to pay.



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The MWMA Board of Directors instituted a new communications medium this year – Board Briefs, a quarterly publication distributed to HOA and COA board members and management company representatives in our community. The goal is to connect HOAs, COAs and management companies with the Master Association and the many helpful resources we provide to our members. Board Briefs addresses common issues that affect everyone committed to making MetroWest a great place to work and live. Board Briefs also includes an In-Person Board Brief Update where topics outlined in the publication are discussed in greater detail.

In addition, MWMA maintained contact with constituents via platforms such as Constant Contact and Facebook.



MetroWest Management and BOARDbriefs
A Publication of MetroWest Master Association—Fall 2024

Thank you for volunteering to serve on your Board and helping to maintain MetroWest as a great community in which to live. Your dedication and commitment are greatly appreciated by all members of the community.

Welcome to the MetroWest Board Briefs, distributed to HOA and COA board members and management company representatives in our community. Our goal is to connect you with the MetroWest Master Association (MWMA) and the many helpful resources we provide to our members. Through Board Briefs, we aim to address common issues that affect all of us committed to making MetroWest a great place to Live, Work, Play and Connect.

We encourage you to discuss these changes with your Property Manager and your Legal Counsel.

Legislative Updates

In this extended edition of Board Briefs, we will take an in-depth look at recent state legislation that impacts all types of communities in MetroWest: COA communities, and apartment communities.

The Florida legislature passed far-reaching condo safety legislation in the years following the collapse of the Champlain Towers in Surfside. The goal of this legislation was to prevent another such tragedy by ensuring that adequate reserve funds are collected to maintain and repair condominium communities as they age. The legislation also addresses the need for fiduciary responsibility to be upheld by boards and management companies and increases oversight of boards, including requirements for transparency, conflict of interest disclosure, and criminal penalties for violations.

MetroWest Master Association General Manager Julie Sanchez will highlight what legislative compliance issues boards of directors and management companies need to address.

"Management and boards need to be familiar with all aspects of this recent legislation, as it is far-reaching and specific," Sanchez says. "MWMA invites all our member associations to reach out to us for help navigating these new responsibilities."

All Legislative Updates can be referenced at:
www.flcourts.gov
www.flcourts.gov/communityinvolvement
DBPR: www.myfloridalegal.com

Legislative Updates: What COA Boards and Management Need to Know

- **Milestone Inspection, Structural Integrity Reserve Study (SIRS)**
COAs must have a milestone inspection performed by Dec. 31 of the year in which the building reaches 30 years of age, based on the date the certificate of occupancy for the building was issued (not the date the condominium was created), and every 10 years thereafter. This applies to condominium and cooperative buildings that are three or more stories tall. If the building is within three miles of the coast, the requirements begin when the building is 25 years old. For such condos that reached 30 years of age before July 1, 2022, the initial milestone inspection must take place before Dec. 31, 2024.
- **Condo must also conduct a Structural Integrity Reserve Study (SIRS) every 10 years.** The study must be completed by a Licensed Engineer, Licensed Architect, or Reserve Specialist. This study helps associations plan and allocate funds for future major repairs and replacement of critical elements. Failure to complete a SIRS is considered a breach of the board's fiduciary duty, putting the association and its residents at risk.
- **Within 15 days of receiving the SIRS,** the association must distribute a copy to each unit owner or provide notice that the completed study is available for inspection and copying upon written request.
- **Within 45 days after receiving the SIRS,** the association must provide the DBPR with a statement indicating that the study was completed, and that copies were made available to unit owners.
- **Unlike reserves in the past,** the required funding of SIRS components cannot be waived by a vote of the owners.



Local schools uplift our community

MetroWest is proud of our high-performing neighborhood schools and their upward momentum for academic success continued in 2024.

The MetroWest Master Association supported MetroWest Elementary School and Westpointe Elementary School with a total donation of \$10,000 in 2024. These funds allow the schools to enhance and enrich the learning experience for teachers and students.



Our top-rated neighborhood schools are:

- *MetroWest Elementary School*
- *Westpointe Elementary School*
- *Chain of Lakes Middle School*
- *Gotha Middle School*
- *Olympia High School*



Visit our website



MetroWest welcomed new businesses in 2024

Many new businesses chose MetroWest in 2024 including:

Okayama Sushi and Hibachi

Kirkman Equities, 2320 S. Kirkman Rd.

Cupcabana

MetroWest Village, 2455 S. Hiawassees Rd.

Date Un Gusto

MetroWest Village, 2405 S. Hiawassees Rd.

Yami Buffet

MetroWest Village, opening date TBD

Singh's Jewelers

MetroWest Village, 2439 S. Hiawassees Rd.

The Don Barbershop

2295 S. Hiawassees Rd., Suite 100C

Legacy Group

2121 S. Hiawassees Rd., Suite 108

Sales and occupancy statistics for both residential and commercial properties indicate very little available inventory in our community, a testament to the desirability of living and working in MetroWest.



Visit our website





Public Safety partnership benefits MetroWest

MetroWest marked the 11th year of our community partnership with Critical Intervention Services (CIS), a



Critical Intervention Services



Florida-based company that specializes in enhancing public safety. MetroWest Public Safety Officers (PSO) serve as community liaisons, building relationships with community members, businesses, the Orlando Police Department, and other law enforcement officials and entities.

Over the past year, MetroWest PSOs were involved in ongoing community/business contacts within

MetroWest, as the program unifies owners, businesses, managers and residents to promote the highest standards of public safety.

Public Safety also continues to work with individual communities in MetroWest to adopt Crime Prevention Through Environmental Design guidelines.

MetroWest Public Safety envisions sustained success in 2025 and appreciates the support of all our neighbors who strive to ensure the safety of MetroWest residents, businesses and visitors.

Visit our website



MetroWest comes together to celebrate special events

Well-executed and popular community events are a tradition in MetroWest that continued in 2024.

The sixth annual **MetroWest MusicWORKS** event on July 3 at MetroWest Golf Club attracted an estimated 10,000 attendees who enjoyed live entertainment from The Flutie Brothers Band, a patriotic skydiving show, and a spectacular 20-minute fireworks show.

National Night Out in October brought MetroWest together to celebrate the relationship between neighbors, Public Safety, and the Orlando Police Department while fostering a true sense of community connection.

The quarterly MetroWest Food Truck Connection continued to offer great food and camaraderie in 2024.

And our annual MetroWest Giving Hearts Supporting Edgewood Children's Ranch raised more than \$7200 for Edgewood Children's Ranch.



Connect with us!

Like us on Facebook (www.facebook.com/MetroWestMasterAssociation/) to ensure that you don't miss any MetroWest community news. Also, our website, www.metrowestcommunity.com, provides a wide range of timely news and updates about MetroWest, including events, business, community stories and more.

Visit our website



MetroWest

Master Association

2121 S. Hiawasse Rd., Suite 132, Orlando, FL 32835

(407) 601-5995

www.metrowestcommunity.com

Live. Work. Play. Connect.



MetroWest

PUBLIC SAFETY RESOURCES

MetroWest Master Association/Public Safety Office:	407-601-5995	mwma.admin@cfl.rr.com
Animal Control (Orange County)	407-836-3111	www.orangecountyanimalservicesfl.net
Child Abuse Hotline	800-962-2873	http://www.myflfamilies.com/service-programs/abuse-hotline
Crime Free Database (<i>Username and Password provided once Crime Free Certified</i>)		http://www.crime-free-association.org/
Crimeline - Report Crimes & Check Warrants	800-423-TIPS (8477)	www.crimeline.org
Crimeline - Warrants	800-423-TIPS (8477)	www.cfcrimelinewarrants.com
Domestic Violence Program	407-886-2856	https://www.domesticshelters.org/help/fl/orlando
Evictions		www.evict.com
Florida Department of Law Enforcement (<i>Criminal History/Public Records</i>)	850-410-7000	http://www.fdle.state.fl.us
Florida Fish & Wildlife	888-404-FWCC (3922)	http://myfwc.com
HD Supply - Items for Crime Free Certification	800-431-3000	http://www.hdsupply.com
MetroWest Reward TIPS Line	407-217 TIPS (8477)	http://metrowestcommunity.com/public-safety
National Crime Prevention Council		http://www.ncpc.org
Orange County Corrections (<i>Inmate Search</i>)		https://apps.ocfl.net/bailbond/default.asp
Orange County Criminal Records		https://myclerk.myorangeclerk.com
Orange County Sheriff	407-836-4357	https://www.ocso.com/
Orlando Police Department Non-Emergency	321-235-5300	http://www.cityoforlando.net/police
Poison Control	800-222-1222	http://floridapoisoncontrol.org/
EAS Emergency Alert System (<i>Sign-up via email</i>)		Resources.metrowestpublicsafety.com
Welcome Packets to New Residents/New Businesses		newresident@metrowestpublicsafety.com