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MORE THAN HOMES — A COMMUNITY

METROWEST UNIT 5
COMMUNITY CONNECTION
CONNECTING 370 HOMES • ONE COMMUNITY

Welcome TO OUR FIRST EDITION!

We are excited to introduce the *MetroWest Unit 5 Community Connection* — a new way to keep our residents informed, involved, and connected.

With 370 homes, MetroWest Unit 5 is more than just a neighborhood — it's a community of families, friends, and neighbors who share a special place to call home. Each edition will bring you important updates, upcoming events, helpful reminders, and stories that highlight what makes MetroWest Unit 5 such a special place.

We hope this newsletter becomes something you look forward to each month. After all, MetroWest isn't simply 370 homes. It's 370 households that together make one community.

ROOTED TOGETHER. THRIVING TOGETHER.



YOUR METROWEST UNIT 5 BOARD MEMBERS

Terri Vaniwarden
President
Madelline Francois
Vice President
Kim Kreiger
Treasure and Secretary
Ben Williamson
Director
Brian Weiss
Director

Committed to Our Community. Working for a Brighter Tomorrow.

UPCOMING EVENTS

OCT 21 — HOA Meeting
Wednesday, October 21 | 6:00 PM
Located at 2145 Metrocenter Blvd
Orlando, FL 32835
or Virtually by Conferener
URL: Join the meeting
https://meeting.dialpad.com/metrowestunit5
or Optional dial-in number: 321-677-7373
No Pin Needed

NOV 7 — Meet and Greet Food Truck
Saturday, November 7
4:00 – 6:00 PM
Community Park – Large Circle
Great food, great neighbors!

Mark Your Calendars!

COMMUNITY SPOTLIGHT

Our Beautiful Oaks

The majestic oak trees are one of the many things that make MetroWest so special. They provide shade, beauty, and a timeless sense of home. As we move into fall, let's all do our part to help preserve and protect the trees that define our community.

HEALTHY TREES. STRONGER TOMORROWS.



SAME ROOTS. BRIGHTER DAYS.

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Neighbors. Nature. A Stronger Tomorrow.

OCTOBER 2026
VOLUME 1, ISSUE 1

A MESSAGE FROM THE BOARD

Building an Even Brighter MetroWest Unit 5

As we begin this new newsletter, we want to thank our residents for making MetroWest Unit 5 such a special place to call home. With 370 homes, our community continues to thrive because of engaged neighbors, beautiful surroundings, and a shared commitment to preserving what makes MetroWest Unit 5 unique.

We look forward to keeping you informed, highlighting progress, and sharing exciting plans for the months ahead.

Thank you for being a part of our community!

— The MetroWest Unit 5 Board —

COMMUNITY UPDATES



Fountain & Entrance Update

The board remains committed to enhancing our community while preserving its timeless character. Plans for the fountain and entrance improvements are moving forward, and we will keep residents updated as we finalize designs and timelines.

Our goal is to maintain the beauty, charm, and welcoming atmosphere that make MetroWest Unit 5 so special.

PRESERVE • ENHANCE • TOGETHER

WELCOME NEW NEIGHBORS

A warm welcome to the newest families who have joined our MetroWest Unit 5 community!

Matthew Dale Taylor
1804 Westpointe Circle
Orlando, FL 32835

We look forward to meeting you and are so glad you're here!

Welcome to the Neighborhood!

(Names will be shared after the meeting)



SAFETY & SECURITY

Together We Keep MetroWest Unit 5 Safe

- ☑ Lock vehicles and keep valuables out of sight.
- ☑ Report suspicious activity to local law enforcement.
- ☑ Be mindful of speed limits and stop signs.
- ☑ Keep sidewalks clear and well-lit.
- ☑ Look out for your neighbors — it makes a difference!

A safer community is a stronger community.

HELPFUL REMINDERS

Trash & Recycling
Place bins out the night before and bring them in after collection.

Pets
Keep pets on a leash and clean up after them.

Landscaping
Help us keep MetroWest Unit 5 beautiful by maintaining your landscaping.

Parking
Please be mindful of guest parking and avoid blocking sidewalks.

Architectural Changes
Remember to submit any exterior modifications for approval.

AROUND THE NEIGHBORHOOD

Fall in MetroWest Unit 5

As the seasons change, our oak trees put on a beautiful show. The cooler air, colorful foliage, and peaceful streets remind us what makes MetroWest Unit 5 so special.

Take a moment to enjoy the natural beauty around you — whether it's a morning walk, a bike ride, or simply a drive through the neighborhood.

If you capture a great photo around MetroWest Unit 5, we'd love to feature it in a future edition!

Email photos to: *board@metrowest5hoa.com*



SAME ROOTS. BRIGHTER DAYS.

GET INVOLVED

Your Community. Your Voice.

We encourage all residents to get involved by attending HOA meetings, participating in events, and sharing ideas. It's your involvement that keeps MetroWest Unit 5 such a wonderful place to live.

Share Your Ideas!

Have a story, idea, or suggestion for the newsletter?
Email us at:
board@metrowest5hoa.com

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BEAUTIFUL NEIGHBORHOODS START AT HOME
WELL-MAINTAINED HOMES • THRIVING LANDSCAPES • A STRONGER METROWEST UNIT 5



"Well-maintained homes and beautiful landscapes create a stronger, more welcoming MetroWest Unit 5."

LANDSCAPING & EXTERIOR GUIDELINES

A well-maintained exterior keeps MetroWest Unit 5 beautiful, protects property values, and creates a welcoming environment for everyone. **All exterior changes must be submitted to the Architectural Review Board (ARB) for approval before installation.**

IMPORTANT REMINDERS:

- ☑ **ARB Approval Required** – All landscaping, hardscaping, exterior modifications, and decorative items must be reviewed and approved by the Architectural Review Board (ARB).
- ☑ **Maintain a Neat and Manicured Appearance** – Keep lawns, hedges, and landscaping trimmed and well-maintained.
- ☑ **No Pots or Planters Without Approval** – Free-standing pots, planters, and container gardens are not permitted without ARB approval.
- ☑ **No New Landscaping Without Approval** – This includes trees, shrubs, flowers, ground cover, and any changes to existing landscaping.
- ☑ **Keep It Clean** – Remove weeds, dead plants, and fallen leaves regularly.
- ☑ **Exterior Improvements** – Fences, lighting, walkways, driveways, and other exterior modifications require ARB approval.
- ☑ **Together We Make a Difference** – A well-cared-for community enhances the beauty, safety, and value of MetroWest Unit 5 for all residents.

Let's preserve the beauty of MetroWest Unit 5 together.

MEET YOUR NEIGHBORS

Resident Spotlight

The Francois Family



For more than 33 years, the Francois family has proudly called MetroWest Unit 5 home.

Madeline Francois has generously given her time for more than 33 years on the MetroWest board, and today she is on the Architectural Review Board for the Master Association as well as our board as Vice President.

We're fortunate to have you as neighbors!

"Great neighbors make stronger communities."

HOMES OF THE MONTH







Beautiful Homes. Stronger Together.

COMMUNITY CORNER



Share Your Photos!

We love to feature your photos in upcoming newsletters. Share your favorite MetroWest Unit 5 moments — beautiful landscapes, wildlife, sunrises, or neighborhood events.

Email photos to:
board@metrowest5hoa.com

A LITTLE OCTOBER FUN



- October is National Neighbor Month!
- Enjoy the cooler evenings with a walk around the neighborhood.
- Capture the beauty of our oak trees in their fall glow.