

# Howell Creek Reserve Eagles Watch Newsletter

<http://www.adsbeus.com/howellcreek.htm>

## PRESIDENT'S MESSAGE

Hello Everyone,

On April 15<sup>th</sup> we held our Annual Homeowners Meeting. Thanks to those who attended or sent in proxies. Briefly, we discussed the following:

Financial Report – Scott Wasmund, our treasurer, presented the 2008 Financial Summary and reported that we ended the year in a successful financial position. We had income of \$326,500, expenses of \$191,200 and reserve deposits of \$124,200 that resulted in \$11,100 of net income.

Reserves – As of December 31, 2008 we had \$274,000 in the reserve fund account. During 2009 we will deposit an additional \$134,800. Projects during 2009 will total approximately \$64,700 in expenses, leaving a projected balance on December 31<sup>st</sup> of \$344,100. The projects are: community pool resurfacing, landscaping at front entrances, new gate entry monitor systems (currently being replaced), sidewalk repairs and conservation tree maintenance. Overall, we are in good shape with our reserves.

Landscaping – As mentioned above, we plan on installing new landscaping at the EW and HCR entrances. We have preliminary plans that were available to review at the meeting. Many of our shrubs have seen their useful life after 10 years and need to be replaced. We want to move ahead with this project in the next two months.

Fertilizing Company – We contracted with a new fertilizing company for both Eagles Watch and the common areas. They are “TruGreen” and we expect the annual costs to remain the same but we should see an improvement in turf and shrub maintenance.

In addition to the projects listed above we are also working with the Creeks Run Homeowners Association to perform fence maintenance repairs and/or replacement at their homes that back up to Howell Creek Reserve residents. The project has taken a long time but we are beginning to make some progress.

Lastly, the Board of Directors were voted in again and consist of Janet Altenhoff, Paul Arnold, Doug Hamilton, Terry Even, Alma Stachurski, Scott Wasmund and me. Thanks again to these residents for their contribution to managing our HOA! They have been dedicated for several years. Also special thanks to the ARB Committee (Pam Woodard, Jerry Smoker, Maureen Smith, Tina Kevish and Sue Wilson), Janice Blachstein for newsletter publishing, Sarah Faughnan for newsletter advertising and Wayne Nelson for our community website. We have a great group of volunteers.

As always, if you have any questions or concerns, please do not hesitate to contact me. Thanks.

Lee Jensen  
407-977-2231

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### BOARD OF DIRECTORS

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Lee Jensen  
President/Director

Douglas Hamilton  
Vice President/Director

Janet Altenhoff  
Secretary/Director

Scott Wasmund  
Treasurer/Director

Paul Arnold  
Director

Terry Even  
Director

Alma Stachurski  
Director

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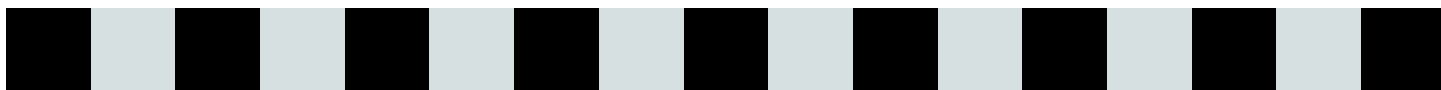
### PROPERTY MANAGER

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Diana McCreight

Vista Community Association  
407-682-3443 x231

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## Eagles Watch/Common Area HOA Fertilization

The TruGreen Company has been selected as the new fertilization contractor for Eagle’s Watch front and side yards and HOA common areas.

They will provide special pricing to Eagle’s Watch residents for the fertilization of backyards, backyard shrubs and trees, and backyard fire ant control. This special pricing is as follows:

### Interior Lots Fertilization, Broadleaf Weed Control & Turf Damaging Insect Control:

\$59.00 per year for backyard lawn

**OPTION:** \$59.00 per year for the service of your backyard trees and shrubs to include pest control, fungus and disease control and fertilization of your trees and shrubs under 20 feet tall.

**OPTION:** \$89.00 per year for Top Choice TruShield Fire Ant Protection. This application will be applied ONCE per year in the backyard and GUARANTEE no occurrence of fire ants in your backyard for one FULL year. This service is provided in your front yard as part of your normal lawn care service provided by TruGreen. FREE service calls will be provided if fire ants return within the application period.

Billed once a year for your convenience.

### Corner Lots Fertilization, Broadleaf Weed Control & Turf Damaging Insect Control:

\$89.00 per year for backyard lawn

**OPTION:** \$59.00 per year for the service of your backyard trees and shrubs to include pest control, fungus and disease control and fertilization of your trees and shrubs under 20 feet tall.

**OPTION:** \$114.00 per year for Top Choice TruShield Fire Ant Protection. This application will be applied ONCE per year in the backyard and will GUARANTEE no occurrence of fire ants in your backyard for one FULL year. This service is provided in your front yard as part of your normal lawn care service provided by TruGreen. FREE service calls will be provided if fire ants return within the application period.

Billed once a year for your convenience.

If you are interested in this service, please contact John Mylott or Alex Delgado at TruGreen at 407-657-3400 and let them know that you are an Eagle’s Watch resident.

## LADIES BUNCO GROUP

Ladies, are you looking for an opportunity to relax and have some fun?

We meet on the 3rd Tuesday of every month from 7—9 p.m..

Maybe meet a few new neighbors? You might like to try bunco!

For more information, call Lori Marra at 407-977-8533 or Mary Weeks at 407-977-0724.

Our ladies Bunco group has openings for players. Bunco is an extremely easy dice game—anyone can play!

## IS YOUR DOG BARKING?

Please be respectful of your neighbors when your dog is outside and barking. Also, when leave your home for an extended period of time and allow your dog to be outside, there is a very good chance that he/she is barking (for a long time). This has been occurring throughout the community, so when you leave, please bring your dog inside. Thanks.

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## EXTERIOR IMPROVEMENTS TO YOUR HOME

You are reminded; Architectural Review Board (ARB) approval is required **PRIOR** to starting a project. Please keep in mind that it is better to obtain the ruling from the ARB prior to commencing work than to have to remove the modification (at your expense) if it does not conform to the ARB guidelines. All residents are strongly encouraged

to read the Declaration of Covenants, Conditions and Restrictions (CCR) of Howell Creek Reserve / Eagles Watch.

The ARB is an important function of our communities. By maintaining the standards of our Covenants we will maintain the value of our respective homes and community. Please use the approved

ARB form **BEFORE** any work has begun and allow 30 days for approval. Failure to do so could result in the removal of the alteration. The ARB form is located on our website at [www.adsbeus.com/howellcreek](http://www.adsbeus.com/howellcreek) or you can contact our Property Manager, Diana McCreight at 407-682-3443, Ext. 231.

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## LANDSCAPE IRRIGATION RESTRICTIONS

The City of Winter Springs prohibits watering lawns & shrubs between 10:00 a.m. and 4:00 p.m. In order to avoid a fine from the City and to conserve water, please irrigate as follow:

Even numbered addresses:  
Sundays and Thursdays

Odd numbered addresses:  
Wednesdays and Saturday.

## CONSERVATION AREA REGULATIONS

We are very fortunate to have Conservation areas surrounding our community to provide a sanctuary for wildlife and a variety of natural Florida landscape.

The Homeowner's Association (HOA) must comply with St. John's Water Management District conservation property rules. No resident is allowed to remove vegetation, plant additional vegetation, or build or place any physical structures within any of the conservation areas. It must remain untouched. Failure to comply will result in substantial penalties assessed to the HOA and individual

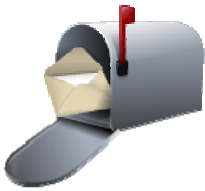
homeowner by St. John's Water District. Please note that if you believe that a tree is dead or infected and could potentially fall within your own property, you can make a request for the tree to be cut down to our HOA property manager who will contact our representative at St. John's Water Management District. Please note that St. John's will determine if the tree will be cut down to fall within the conservation area where it will remain or will be removed completely.

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## CREATIVE MAILBOX DESIGN

[www.creativemailboxdesigns.com](http://www.creativemailboxdesigns.com)

**19048 E Colonial Dr  
Orlando, FL 32820  
(407) 568-7373**



**THIS IS THE COMPANY THAT INSTALLED THE MAILBOXES IN OUR COMMUNITY. IF NEEDED,**

**THEY HAVE PARTS AND ALSO CAN INSTALL REPLACEMENT POSTS AND/OR MAILBOXES.**

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## ON-STREET PARKING REGULATION



Please note that on-street parking is regulated by the City. We all must adhere to the following: The City of Winter Springs does not allow for resident on-street parking at all. There are times when limited parking on the street may be necessary. There is no overnight on the street parking per-

mitted in the community. When having a party, guests must park on the same side of the street (opposite side of the fire hydrants). This allows emergency vehicles to pass through. Winter Springs Police will enforce the parking ordinance.

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**CONTACTS**

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Pool & Playground & Party Scheduling

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Landscaping— Southern Turf  
Brian Marotta (Owner) 407-273-8388

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Lawn Service ( Chemicals ) Millennium Grounds  
Office 407-521-7141

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Irrigation—Water Right  
Brian Patton 407-695-0355

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Pool Keys, Remotes & Gate Codes  
Eagles Watch— Charlotte Wasmund 407-366-6883  
Howell Creek Reserve—Angie Jensen 407-977-2231

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**Publisher**  
Janice Blachstein Giannis52@hotmail.com

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**HOWELL CREEK AND EAGLES WATCH WORKERS**

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**Babysitting**  
Jennifer Senkel 18 407-366-2964  
Nikki Hagler 16 407-971-2937  
Katie Wilson 14 407-977-9294

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**Petsitting**  
Nikki Hagler 16 407-971-2934  
Katie Wilson 14 407-977-9294

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TO BE ADDED/DELETED OR CHANGED:  
DROP A NOTE AT 134 NANDINA TERRACE.

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**ARB REVIEW BOARD**

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Pam Woodard  
Chairman 407-359-1823

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Tina Kevish  
Member Unlisted

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Jerry Smoker  
Member 407-366-9971

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Sue Wilson  
Member 407-977-9294

**COMMUNITY INFORMATION**

**NEW TO THE NEIGHBORHOOD**..... If you have not received a Welcome Packet, please contact Vista Community Association Management, Diana McCreight, 407-682-3443, Ext. 231.

**FENCE MAINTENANCE**.....For those of you who have fences, please keep them in a neat and clean appearance by cleaning or repainting when necessary. If you repaint your fence, you must use the approved color which is Color Wheel Paint, Birch Grey, #Q8-38T. This paint can be purchased from the Color Wheel Paint Store located at 180 N. Highway 17-92 in Longwood, 407-695-5887.

**BLOCKING OF SIDEWALKS**.....To ensure the safety of residents who are walking, especially with young children, please do not park on the driveway so that the sidewalk is blocked. This will prohibit parents and their young children from going into the street.

**BOARD MEETING**

May 27th 2009 at 7:30

Wedgewood Tennis Villas

