



ARB Newsletter

Howell Creek Reserve
& Eagles Watch HOA

Volume I, Issue I
July 30, 2005

Big Changes Happening

Many big changes have occurred with the ARB during the last few months. Chairmanship changed, Florida law changed, ARB membership changed, and the way we do business changed. This newsletter is one of those changes. This is the first in a series of several newsletters dedicated solely to ARB news.

Ours is a deed restricted community with covenants and restrictions covering many aspects of architecture and landscaping. These rules are designed to maintain and enhance the aesthetics and value of our property.

Each and every homeowner should become familiar with the requirements of our covenants and restrictions and adhere to them. We all benefit in the process. All homeowners should have a copy of the covenants and restrictions. If you need a copy please ask any ARB member and we'll get one to you. A copy can also be

downloaded from the HCR/EW website. The URL is <http://www.adsbeus.com/howellcreek.htm>

The ARB exists to serve all homeowners and to act in their best interest. We are homeowners like yourselves with children, jobs, spouses, etc., and we are all volunteers. We are dedicated to making the approval process more efficient, more effective, and less time consuming for all.

We hope you find this newsletter helpful and informative and we welcome your suggestions to improve it. We also welcome your suggestions for improving the approval process. We sincerely believe that none of us is as smart as all of us.

Warm regards,

Michael Meaney, Lori Marra,
Mary Balanda, Diana Ryan, Jerry Smoker, Sue Wilson



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Inside this issue:

<i>Exterior Painting Approval Process Changed</i>	2
<i>Hurricane Shutters</i>	3 & 4
<i>Did you know...?</i>	5
<i>Changes to the ARB membership</i>	5
<i>Roofs, Roofs, and More Roofs!</i>	5
<i>Changes in Florida Law Impact the ARB</i>	6
<i>Permanent Electrical Generators</i>	6

A Little Planning Can Save You Lots of Time!

There are several things that we on the ARB encounter frequently that hold up the process of approving applications. Most often the cause is simply that the homeowner did not supply enough information about what they were planning to do. Here are a few things that you can do to help ensure your application is not delayed:

•For fences, landscaping, pools, decks, etc. include a survey of your property that shows the location of the changes you would like to make. Provide as much detail as possible.

- Provide color samples for changes to paint colors.
- Provide pictures if possible.
- Provide measurements.
- Provide material lists.

The ARB uses the covenants and restrictions as primary guidance and will not approve requests for changes that go against them. By referring to the covenants and restrictions yourself first you can save time.

Not everything is covered by the covenants and restrictions. When in doubt, submit a request for approval. ♣

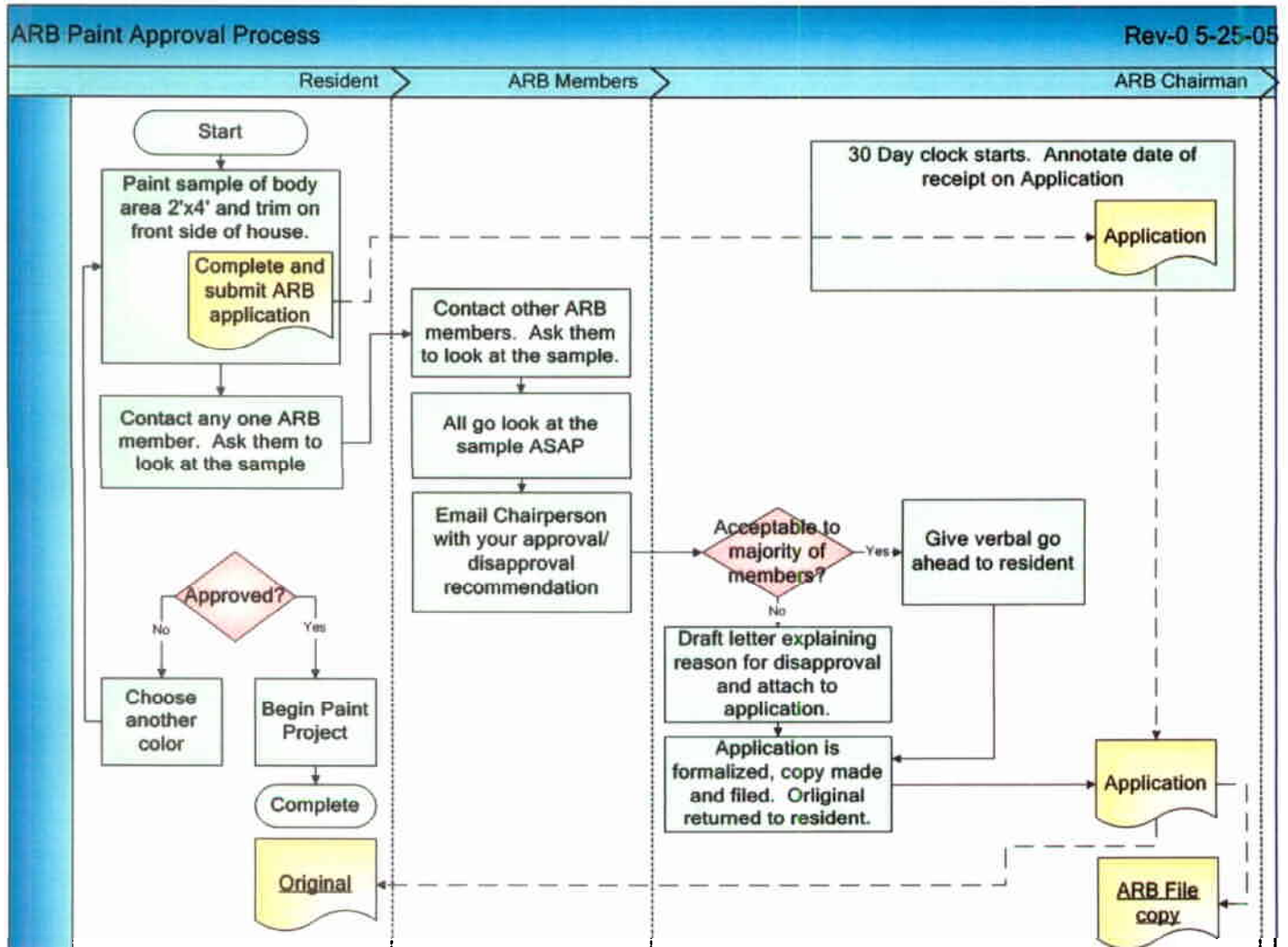
Some life expectancies:

	<u>YRS</u>
Exterior paint	7
Microwave oven	10
Garbage disposal	10-12
Air Conditioner	10
Dishwasher	10
Smoke detector	10
Trash compactor	10
Washing machine	11-14
Water heater, gas	11-13
Clothes Dryer	13
Water heater, electric	13-14
Asphalt roof	14
Refrigerator, side by side	14
Range, electric	17
Range, gas	19
Refrigerator, single door	19
Water heater, tank less (on demand)	20+

The oldest houses in Howell Creek Reserve and Eagles Watch are ten years old.

New Exterior Paint Approval Process

The flowchart below shows the new process the ARB will use to approve changes to exterior paint colors. The new process is designed to reduce the time required to approve exterior color changes requested by residents. The ARB will be following this process for all requests. The ARB will soon institute similar processes for requests for other changes as well. Each new process will be designed to reduce the time required for approval while maintaining adherence to applicable laws, rules, and regulations. Residents are encouraged to submit ideas for process improvement to any ARB member or to attend ARB meetings where process decisions are made.



Please note that ALL residents are required to paint a sample of their chosen colors on the street-side of their house. The ARB members will use these sample in making their decision for approval.

Guidelines for Hurricane Shutters and other Hurricane Protection Systems

The Homeowners Association cannot, nor would it wish to, prohibit members from protecting their property from hurricanes. However, to preserve the architectural and aesthetic uniformity of the Community, the following guidelines for acceptable Hurricane Shutters and other Hurricane Protection Systems installations are set forth to augment the Declaration of Conditions, Covenants, Easements and Restrictions

for Howell Creek Reserve Community Association, Inc. ("Declarations").

These guidelines are intended to augment the "Declarations" and not replace or override them nor are they intended to advise Homeowners as to what type or brand of Hurricane Shutters to purchase.

Permanently installed Hurricane Shutters and other Hurricane Protection

Systems must be approved by the City of Winter Springs first and then application must be made to the Architectural Review Board of Howell Creek Reserve Community Association ("ARB") for approval. The written approval from the City must accompany that application.



1. Louver and Roll down or Rolling Shutters

The housing device, tracks, and other related hardware must be painted the same color as the architectural element to which they are attached i.e. if the housing is attached to the "body" of the house, it must be painted the same color as the "body"; if it is attached to the house "trim" or a "trim" member,

it must be painted the same color as the "trim". The actual louvers can be left unpainted or can be painted the same color as the "body" of the house. If the manufacturer of the shutter specifically prohibits, in writing, painting the box, tracks, or hardware, then they must be purchased with a white manufacturer-

applied coating.

Except when tropical storm or hurricane warnings are in effect for our area and 48 hours after such warning has expired, the louvers must be stored inside their housing box.

These guidelines are intended to augment the "Declarations" and not replace or override them nor are they intended to advise Homeowners as to what type or brand of Hurricane Shutters to purchase.

2. Folding and Accordion Shutters

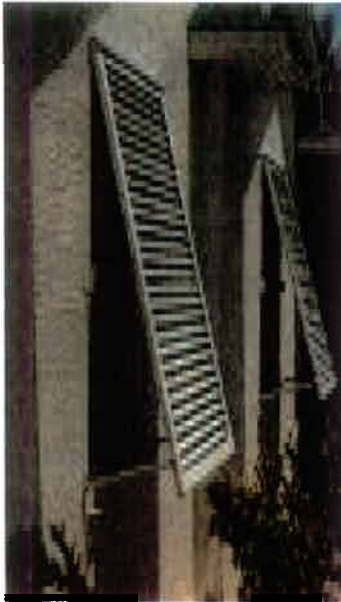
The housing box, decorative housing shutter, or permanently installed tracks and other related hardware must be painted the same color as the architectural element to which they are attached (see 1. above). The actual folding elements can be left unpainted or can be painted the same color as the "body" of the house. If the manufacturer of the shutter specifically prohibits, in writing, painting the box, tracks, or hardware, then they must be purchased with a white manufacturer-applied coating.

Except when tropical storm or hurricane warnings are in effect for our area and 48 hours after such warning has expired, the shutter elements must be stored inside their housing device or be removed.



3. Bahama Shutters

The entire shutter and all hardware must be painted the same color as the "body" of the house. If the manufacturer of the shutter specifically prohibits, in writing, painting shutters or hardware, then they must be purchased with a white manufacturer-applied coating.



Bahama Shutters

8. Other Hurricane Protection

Any other system used to protect doors and windows from flying debris must be of a type that can be removed in its entirety during periods when there is no tropical storm or hurricane warnings are in effect for our area.

Except when tropical storm or hurricane warnings are in effect for our area and 48 hours after such warning has expired, the system must be removed entirely. ♣

4. Colonial Hinged Shutters and Rolling Shutters

The entire shutter and all hardware must be painted the same color as the "body" of the house. If the manufacturer of the shutter specifically prohibits, in writing, painting shutters or hardware, then they must be purchased with a white manufacturer-applied coating.

Because this style of shutter is inconsistent with the style of home in Howell Creek Reserve and Eagles Watch, these shutters (but not all of their hardware) must be removed from the house during the non-hurricane season (December 1 thru May 31). Additionally, except when tropical storm or hurricane warnings are in effect for our area and 48 hours after such warning has expired, the awnings must be kept open.

5. Awning Shutters

The entire shutter and all hardware must be painted the same color as the "body" of the house. If the manufacturer of the shutter specifically prohibits, in writing, painting shutters or hardware, then they must be purchased with a white manufacturer-applied coating.

Because this style of shutter is inconsistent with the style of home in Howell Creek Reserve and Eagles Watch, these shutters (but not all of their hardware) must be removed from the house during the non-hurricane season (December 1 thru May 31). Additionally, except when tropical storm or hurricane warnings are in effect for our area and 48 hours after such warning has expired, the awnings must be kept in their highest position.

6. Storm Panel Shutters

The permanently installed tracks and other related hardware must be painted the same color as the architectural element to which they are attached (see 1. above). The actual panels can be left unpainted or can be painted the same color as the "body" of the house. If the manufacturer of the shutter specifically prohibits, in writing, painting the box, tracks, hardware, or shutters, then they must be purchased with a white manufacturer-applied coating.

Except when tropical storm or hurricane warnings are in effect for our area and 48 hours after such warning has expired, the panels must be removed.

7. Hurricane Screens

The permanently installed tracks and other related hardware must be painted the same color as the architectural element to which they are attached (see 1. above). The actual panels can be left unpainted or can be painted the same color as the "body" of the house. If the manufacturer of the shutter specifically prohibits, in writing, painting the box, tracks, hardware, or shutters, then they must be purchased with a white manufacturer-applied coating.

Except when tropical storm or hurricane warnings are in effect for our area and 48 hours after such warning has expired, the screens must be removed.

Did you know?...

- The ARB now requires that homeowners requesting house exterior paint approval paint a small section of their house and trim as a sample for the ARB to evaluate in the approval process.
- There are seven members on the ARB.
- A neighbor's house in either Howell Creek Reserve or Eagles Watch can be used to provide a paint sample for your house. Use the exact same paint manufacturer and colors and provide the ARB with the color chips or color numbers along with your application.
- No approval is required to re-paint and maintain your fence as long as you use the approved color: Color Wheel, Birch Gray.
- No approval is required to re-paint your house and trim if you are painting it the exact same colors.
- No approval is required to paint your front doors.
- Only two fence design types are authorized in our community: board-on-board and shadowbox.
- The ARB meets once a month.
- 98% of applications are approved.
- The Covenants and Restrictions are available for viewing and download on the Howell Creek Reserve/Eagles Watch website. ♦

Changes to ARB Membership

There have been a few changes to ARB membership in recent months.

First, Michael Meaney was appointed by the Homeowner's Board to the position of ARB Chairperson. Michael has been a resident of Howell Creek since 1996 and has served as a member of the ARB on and off during the past nine years. Michael takes the helm from Colleen Aboud.

Next, we regret that Ed Popoli has stepped down from the ARB effective June

30, 2005. Ed has been a mainstay of the ARB since its inception and will be missed.

The ARB is looking for a volunteer to replace Ed on the ARB. For those who may be interested, please contact either Michael Meaney or Lee Jensen. Current members are:

Michael Meaney, ARB Chairman—
407-977-0282
Lori Marra—407-977-8533
Mary Balanda—407-359-6297
Diana Ryan—407-359-4395
Jerry Smoker—407-366-9971
Sue Wilson—407-977-9294 ♦

To both Colleen and Ed,
please accept our heartfelt
thanks for your dedication
and contributions to
keeping our community's
high standards intact.

Roofs, roofs and more roofs...



Last years hurricanes damaged several roof in both Howell Creek and Eagles Watch causing several residents the need to repair or replace their roofs.

As our houses age more and more roofs will need repair and replacement. In anticipation of a

wave of roof replacements the Board of Directors asked local real estate agents what types of roofs they recommend. The consistent theme in their replies was that the roofs in the neighborhood should all be of the

same type and color. Having roofs the same type and color give the neighborhood a consistent look and actually make the neighborhood more desirable to prospective buyers.

To ensure that consistent look for our neighborhood the ARB has adopted the following rule for roofs:

For a replacement or re-

paired roof application to be approved, the replacement or repair must be of the same material, design, and color as that originally installed when the house was built.

Emergency repairs are an exception. Do whatever it takes to protect your property in an emergency. The above rule applies to PERMANENT repairs or replacements. ♦

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We're on the web at:
[http://www.adsbeus.com/
howellcreek.htm](http://www.adsbeus.com/howellcreek.htm)

Changes in Florida Law

In 2004 Florida law changed with an impact to the ARB. Specifically:

- Meetings must be announced 48 hours prior by posting in a conspicuous place.
- Residents are allowed to attend and must be given at least 3 minutes to speak.
- Records must be kept.

To comply with the new law, all meetings are now held in the Tennis Villas clubhouse meeting room. They are scheduled for 6:30 p.m. the last Wednesday of every month to coincide with the Board of Directors meeting which follows at 7:30 p.m.

Residents have always been allowed to attend and speak at our ARB meetings and we have always kept records. The impact to us is simply that we must now post an announcement 48 hour prior to our meeting. ♣

Rule on Permanent Electrical Generators

Several residents have inquired about installing permanent electrical generators on their property to provide



electrical power to their home in the event of a power outage in the local area. These types of generators activate automatically when the electrical power supply to the home is lost. They are usually powered by propane, natural gas, diesel fuel, or

gasoline.

The ARB has recently adopted the following rule regarding these types of generators:

"Permanent electrical generators and peripheral equipment will be allowed provided they are installed in a location that minimizes disruption to the neighbors, provide accessibility for service people, meet state and local code requirements, and are screened from view using the same screening requirements for Temporary or Other Structures cited in paragraph 6.4 of the Declaration of Conditions, Covenants, Easements, and Restrictions for

Howell Creek Reserve Community Association, Inc."

The ARB requests that any resident wanting to install such a generator please provide as much information as possible about the installation so that we can make a decision regarding your request. We additionally request that you inform the neighbors closest to the proposed location of the generator and work with them to find a location that works for all concerned. ♣