



# Howell Creek Reserve/Eagles Watch Homeowner's Association Newsletter

## President's Message

Visit Our Webpage

April 2006

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

Hello Everyone,

The Annual Homeowners Meeting will be held on Wednesday, April 26, 2006 at 7:30 p.m. at the Wedgewood Tennis Villas Clubhouse. Please watch for the "Notice of Annual Meeting" that will be mailed to you. If you cannot attend, please remember to complete the proxy and mail to Gary House at Premier Community Managers. It's extremely important to either attend the meeting or return a signed proxy. Without a quorum, we cannot hold the meeting. Your cooperation will be appreciated.

For those of you who are making exterior improvements to your homes that could include (but is not limited to) paint, lights, major landscaping, etc., please remember that you are required to submit an "Architectural Review Application" prior to starting your work. As a deed restricted community, this is covered in our Declaration of Conditions, Covenants, Easements and Restrictions. Paragraph 6.9, Architectural Control, further explains the process and also states that ARB can take up to 30 days to act upon a request. Fortunately, ARB has procedures in place where approval can take much less time than is allowed. They have been acting fairly quickly on most all requests. However, please do not call them and demand approval within a day or expect special approval because your contractor is planning on doing the work immediately. You need to plan accordingly, because you definitely run the risk of having to remove the improvement if it does not fit within the restrictions or ARB guidelines. When purchasing your home, you agreed to the restrictions as set forth in the Covenants. So please, take the time to submit and receive an approved application. The application will then become the permanent approval record that is attached to your property in the ARB files.

Please do not forget that there is a new Architectural Review Application. It is included in this newsletter and can also be found on our website. The proper form to use is Rev 11/05 as indicated at the bottom of the form. Also new is email notification of approval. If you wish to be notified by email of your application status please be sure to include your email address in the appropriate place on the form. In addition, many application records are available in electronic format. If you would like a copy of the architectural application records related to your property, please email Michael Meaney at [mmeaney@cfl.rr.com](mailto:mmeaney@cfl.rr.com).

As many of you have noticed, the land has been cleared on both the Vistawilla Office Center and Colonial Bank parcels and construction will start soon. Also, you will see activity within the next month or two on the parcel behind the community pool where Dr. Williams will build his Veterinarian Clinic. He has downsized his building to include only his practice. In the future, he will include one or two similar small professional buildings on that parcel. His buildings will have a residential exterior style and will fit nicely with our community. We have an architectural rendering that I will bring to the annual meeting. As for the Church in the former Kash N Karry building, please look for an email excerpt in this newsletter from a Howell Creek Reserve resident who is involved with the church that better explains their plans.

We continue to work on our normal maintenance items and special projects such as sidewalk repairs, drainage issues near the playground and road repavement estimates. My goal is to have road repavement estimates at the annual meeting.

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

Lee Jensen  
(407) 977-2231





## **COMMUNITY INFORMATION AND SAFETY FACTS**

**NEW TO THE NEIGHBORHOOD**..... If you have not received a Welcome Packet, please contact Charlotte Wasmund in Eagles Watch (407-366-6883) or Melissa Hamm in Howell Creek Reserve (407-359-0378).

**NEWSLETTER ADVERTISING**.....If you are interested in advertising in the newsletter, please contact Michaelle Walt (407-365-6677).

**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.


**EXIT GATES**..... Just a reminder to everyone regarding how the gates close at both HCR and EW. There is a sensor in the ground just beyond the exit gate and if you are too far forward and waiting to turn onto Vistawilla you may actually be off of the sensor, therefore the system will start the timing process and will eventually close the gates. For Eagle's Watch, if the front of your car is beyond the stop sign, you are most likely off of the sensor. For Howell Creek Reserve, if you are the **second** car waiting to turn onto Vistawilla, you may be off of the sensor as well.

**STOP SIGNS**.....For the safety of all residents, please follow the law and "STOP" at all stop signs. The Winter Springs Police department has been patrolling frequently and have been issuing violations. Also, remember that the speed limit is 20 mph. Please be careful when driving through the neighborhood.

**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.

**NO SWIMMING OR BOATING IN PONDS**.....For the safety of all residents, no swimming or boating is allowed in any of the ponds and creek behind the HCR homes. Also, do not cut through any resident yard to get to the pond or creek. Please do not stand on any of the drainage structures. Parents, please make sure that your children are aware of this.

**GARAGE DOORS**.....For your safety the Winter Springs Police have recommended keeping your garage door down when you or your family are not in your yard and make sure that you have closed your door at night. Many times when the Police patrol late at night or in the early morning hours, they will knock on your front door if they see that you have left your garage door open. Also, paragraph 6.20 in the Covenants states that "Each Residence shall have a garage large- enough to accommodate at least two (2) cars. Garage doors shall remain in operating condition and shall remain down at all times except when moving automobiles or transporting items to and from the Residence through the garage."





## CONTACTS

**Gary House, Property Manager, 407-696-5700**

### Board of Directors:

Paul Arnold  
Stephen Colosi  
Terry Even  
Lee Jensen  
Alma Stachurski  
Scott Wasmund  
Mark Wiseman

### Officers:

Lee Jensen, President  
Stephen Colosi, Vice President  
Scott Wasmund, Treasurer  
Janet Altenhoff, Secretary

### Architectural Review Committee:

Michael Meaney, Chairperson  
Lori Marra  
Jerry Smoker  
Sue Wilson  
Tina Kevish  
Maureen Smith

### Newsletter Advertising

Michaëlle Walt 407-365-6677

Eagles Watch - Charlotte Wasmund

Pool keys, remotes, gate codes, and Welcome Lady 407-366-6883

Howell Creek - Angie Jensen

Pool keys, remotes, and gate codes 407-977-2231

HCR Recreation Area - Bill Maish

Pool & Playground Area Party Scheduling 407-977-4406

Janice & Len Blachstein Publishers

[Giannis52@hotmail.com](mailto:Giannis52@hotmail.com)

PLEASE PUT NEWSLETTER IN CAPS IN SUBJECT LINE

### Eagles Watch Landscaping:

**Landscaping** Southern Turf

Bill Jessee  
407-273-8388

**Chemical** Middleton Pest Control

407-381-5766

**Irrigation** Water Right

Brian Patton  
407-695-0355

For other landscaping issues, please contact Gary House





## **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.

By following and enforcing the guidelines provided in the community covenants your association officers are trying to ensure that the home you spent your hard earned money on keeps its', and hopefully increases, value over the years.

The ARB is an important function of our communities. By maintaining the standards of our by-laws we will maintain the value of our respective homes and communities. Please use the approved ARB form **BEFORE** any work has begun and allow 30 days for approval after form is received by ARB chairperson. Failure to do so could result in the removal of the alteration. The ARB form and documents can be downloaded from our website at

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

If you do not have computer access or have any questions, please contact Gary House at Premier Community Managers (407) 696-5700.




## **TRASH CAN INFORMATION**

If the new 96 gallon trash can is too large, there is an option for switching out for a smaller 64 gallon can. Please call the department handling this at the City of Winter Springs at 407-327-2669 and give them your name and address along with a phone number and to request the smaller can - OR NO CAN. But note that a decision will be made some time in the next several weeks whether the cans will be mandatory or not by the city of Winter Springs.

In any event, once you confirm, please leave the can at curbside at least a week to 10 days in advance, for pick up and delivery.

Please be patient as they are getting hundreds of calls per day for the smaller cans. Waste Pro does the trash but another contractor does the delivery/pick up of the cans.





## CHARLOTTE'S CORNER

We have gotten through Valentine and St. Patrick's Day. Now on to Easter, to hide eggs and celebrate our own families traditions of this season. Time is passing way too fast!

Since we last talked we have two new homeowners in Eagles Watch. Jennifer and Gilbert Cotto, live at 153 Peregrine Court. They moved from Howell Branch. He works for Charles Schwab and she is employed by the Hewett Company. We are delighted to have them as our neighbors.

At 119 Goshawk Terrace we have Judy and Bill Tillmann. They came all the way from The Springs in Longwood. He is Executive Director of Operations at Asbury Theological Seminary. We are excited about having them in our community – she wants to get “involved” quickly. Welcome.

The THOA is planning a Membership Bash and Barbeque for all members and prospective new members. It will be held on April 23, Sunday from 3 to 6 pm at Trotwood Park. Mark your calendars for that date. There will be clowns for the younger group, games for the older group, food and fellowship for the adults. Come join THOA that day if you are not a member already. Notice the insert in this newspaper for more details - keep the date and time available. As we get closer to the date you will hear more. COME ON OUT!

### **THERE ARE THREE THINGS IN LIFE THAT, ONCE GONE, NEVER COME BACK** **TIME** **WORDS** **OPPORTUNITY**



### **The Metro Church Update** from HCR resident James Leggiero

Our church, The Metro Church, has purchased the old Kash 'N Karry plaza on the corner of Vistawilla and 434. We are moving from our prior location in Oviedo across from Seminole Library on Division Street. We sold that property back in December to another church and are meeting at the Winter Springs High School until completion of the new facility. Other than a few weeks of delay, the remodeling project is going very well. The church was issued a temporary Certificate of Occupancy for the staff offices (the old liquor store) on December 31. The main building, the former store, is being remodeled into a 1,000 seat auditorium, 250 seat smaller common auditorium, classrooms, food court, fellowship area, and Christian bookstore and café. The current scheduled move in date is May 19, 2006. The current plan is for the other space in the center, now officially named “The Metro Center”, to remain leased to tenants. All the space is under lease at this time. The only change will be the Cat Rescue store which will be relocating and that space will be occupied by another business in the next few months. The work on the exterior of the building will not begin until after the church moves into the building in May. The plans on the exterior include sealing the parking lot, new landscaping, and painting the exterior. The painting scheme will match the Winter Springs Town Center as to keep consistency for the city.

We will be holding two services for our 750+ members on Sunday with Adult, Teen, and children classes through out the morning. The church also meets on Wednesday nights for various classes. Metro has also partnered with Circle Christian School of Orlando – a school for home school families. Circle will be holding two days of classes at the building on Wednesday and Thursday.

The church web site has much more detail on the church - [www.metrocc.org](http://www.metrocc.org). Please encourage HOA members to visit the site in order to get more familiar with the church – who we are and what we believe. Plans for the new building are also posted on the site.

My wife and I are very excited to have our church home be located so close to our house. As home owners here, we know that our investment is a little more secure with the church as our neighbor. As a member of the church, we are happy at the prospect of being able to worship with neighbors.

Jamie Leggiero