

# Howell Creek Reserve Eagles Watch Newsletter

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

## P R E S I D E N T ' S M E S S A G E

Hello Everyone,

On April 12<sup>th</sup> we held our Annual Homeowners Meeting. Thanks to those who attended or sent in proxies. Briefly, we discussed the following:

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### BOARD OF DIRECTORS

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Lee Jensen  
President/Director

Terry Even  
Vice President/Director

Janet Altenhoff  
Secretary/Director

Scott Wasmund  
Treasurer/Director

Paul Arnold  
Director

Michael Meaney  
Director

Alma Stachurski  
Director

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Financial Report – We presented the 2009 Income and Expenses and Reserve accounts. In 2009 we had income of \$327,100, expenses of \$197,300 and reserve deposits of \$134,800 that resulted in a \$5,000 of net loss. The primary reason for the loss was an accrual for unpaid dues that might become uncollectable. Considering the economy, we remain in a good financial position.

Reserves – As of December 31, 2009 we had \$296,500 in the reserve fund account. During 2010 we will deposit an additional \$124,100. Projects during 2010 will total approximately \$40,000, leaving a projected balance on December 31<sup>st</sup> of \$380,600. The projects are: Howell Creek Reserve pedestrian gate repairs, painting of cabana and basketball court, sidewalk repairs, conservation area drainage survey in one tract within Eagles Watch that backs up to the commercial property and conservation tree maintenance.

Projects and Other Business – We discussed the projects mentioned above, the new fertilization program and the Jetta Point Park Information Public Meeting on Wednesday, April 28<sup>th</sup> at City Hall. A notice has been hand delivered to all residents regarding this meeting.

The Board of Directors were voted in again and consist of Janet Altenhoff, Paul Arnold, Terry Even, Michael Meaney, Alma Stachurski, Scott Wasmund and me. Thanks again to these residents for their dedication and contributions to managing our HOA. 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, Wayne Nelson for our community website, Nancy Cox for the annual community garage sale and Bill Maish for the community pool reservation management. We have a great group of volunteers.

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### PROPERTY MANAGER

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Diana McCreight

Vista Community Association

407-682-3443 x231

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-Lastly, please note that Spring is here and with that comes exterior maintenance items needing attention, such as landscaping, mail-box painting/repairs, house painting, pressure washing, etc. We had a long cold winter and I believe that there are more items than normal. Personally, I spent the weekend in my yard replacing plants, trimming, weeding, etc. and there are a few more items to tackle. The weather is finally nice to get the outside projects done. Many of you have started your exterior home projects as well and we truly appreciate it. Our property manager does record items that need attention and sends letters to remind everyone. If you receive a letter, please do not take it personally. Diana is doing her job to note the exterior items. It's part of living in a neighborhood with covenants and a well maintained community provides strong property values, marketable homes and an attractive and desirable place to live.

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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## WALKING YOUR DOG

When you walk your dog(s) within the communities, please pick up after them. It is not the responsibility of the property owners that you allowed your dog to leave waste on or our landscapers for the common areas. Ignoring this rule is considered a health violation by the Seminole County Department of Health and will be enforced by them. Please remember to take a bag along with you and discard any waste at your own residence. Thank you.

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## O N - S T R E E T P A R K I N G R E G U L A T I O N

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 permitted 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.

### **AQUA-TRONIC SYSTEMS INC**

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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 is 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.

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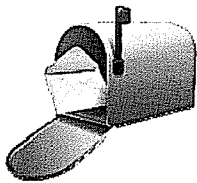
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Longwood, Florida 32750

Phone: 800-804-4809



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**CONTACTS**

Pool & Playground & Party Scheduling  
Bill Maish - 407-977-4406

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

Lawn Service ( Chemicals ) Southern Turf  
407-273-8388

Irrigation—Water Right  
Brian Patton 407-695-0355

Pool Keys, Remotes & Gate Codes  
Eagles Watch— Charlotte Wasmund 407-366-8883  
Howell Creek Reserve—Angie Jensen 407-977-2231

Publisher  
Janice Blachstein    Giannis52@hotmail.com

Newsletter Advertising  
Sarah Faughnan 407-359-3145

**HOWELL CREEK AND EAGLES WATCH WORKERS**

**Babysitting**  
Jocelyn Matthies 13 407-488-3345  
Jennifer Senkel 18 407-366-2964  
Katie Wilson 15 407-977-9294  
Jade Matthies 13 (407) 971-2014 /  
Cell (407) 488-3036

**Petsitting**  
Jocelyn Matthies 13 407-488-3345  
Katie Wilson 15 407-977-9294  
Anastasia Hulet 15 407-359-1802 &  
Dog Walking  
Jade Matthies 13 407-971-2014 /  
Cell (407) 488-3036  
Amanda Duff 13 407-366-8010

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

**ARB REVIEW BOARD**

Pam Woodard  
Chairman 407-359-1823

Tina Kevish  
Member Unlisted

Jerry Smoker  
Member Unlisted

Sue Wilson  
Member 407-977-9294

Maureen Smith  
Member 407 542-6592

**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**  
April 28th @ 7:30  
Wedgewood Tennis

**If Street Light Is Not Working....**

If you notice a streetlight that is not working properly there is an easy way for you to report it. First, get the number from the tag on the light post. Then go to the website "Progress-Energy.com", then Florida, residential, request streetlight repair, in right column, follow the prompts. This would be for lights completely out, going on and off or staying on 24/7. Thanks for helping.



## FOR EAGLES WATCH RESIDENTS

### BACKYARD FERTILIZATION

The Southern Turf 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 backyard lawns. This special pricing is as follows:

**Interior Lots Fertilization and Broadleaf Weed Control:**

\$60.00 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.

Billed once a year for your convenience or after each application.

**Corner Lots Fertilization and Broadleaf Weed Control:**

\$90.00 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.

Billed once a year for your convenience or after each application.

Southern Turf will also perform an irrigation system inspection, adjustments and proper time settings for a small one time fee. For more information about this service, please ask Southern Turf. If you are interested in any of services, please contact Southern Turf at 407-273-8388 and be sure to let them know that you are an Eagle's Watch resident.

### PLANT TRIMMING

A few residents in Eagles Watch have opted to trim the plants in your front yard yourself and have informed Southern Turf of this. If so, please adhere to the same plant trimming schedule that Southern Turf does in order for the community to have a uniform maintained appearance. When you see that Southern Turf has trimmed other resident plants, please check your front yard to see if it needs any maintenance that you want to do yourself. Thank you in advance for your assistance.

### JETTA POINT PARK

You should have received a notice on green paper regarding the Informational Public Meeting for the Jetta Point Park Project on Wednesday, April, 28<sup>th</sup> at 6:00 p.m. at the City of Winter Springs, City Hall Commission Chambers. This meeting will present the opportunity to provide citizen input/concerns regarding the County Park that will be built adjacent to Eagles Watch on the parcel located between the Seminole Trail and Route 417. Staff from Seminole County and the City of Winter Springs will be available to answer questions.



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**Your Computer got you Down?**

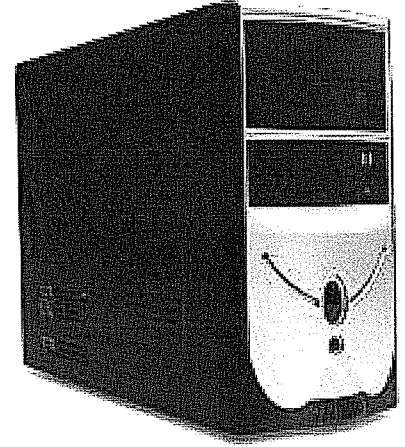
- Is your computer running slower than usual?
- Are you tired of waiting for the system to catch up with you?
- Does it hang up in the middle of your work?

**Perhaps we can help.**

*Ask us about Remote Access to Diagnose your problems! After-hours and Weekend Service available.*

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Mozilla Thunderbird Email***

***After-hours and Weekend Service  
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407-977-9706 Office**

**Email: harvest111@bellsouth.net**