



Howell Creek Reserve/Eagles Watch Homeowner's Association Newsletter

President's Message

August 2005

Hello Everyone,

I have a couple of issues that I would like to address. First is speeding in the neighborhood including not stopping at the stop signs. I can tell you from personal observation that it is not only the younger drivers in the neighborhood, but many parents. I have written about this before, the Board has annual visits at our meetings from the Winter Springs Police to discuss this problem and we have requested that they patrol more often. They have assisted us with this, but it continues to be a problem. We have many young children playing in the neighborhood, residents walking, bike riding, etc. and my concern is for everyone's safety. It is a matter of time before we have a tragic event. I will continue to request additional police patrols, but, the responsibility rests with all the drivers in the neighborhood. To simply state, it's 20 MPH in the community and we have stop signs. These are laws that need to be observed. Please take the time to obey the stop signs and not speed!

Second, is a smaller and easier request. For those of you in Howell Creek Reserve that have trees in your front yard with branches growing over the side walk, please trim your branches to provide a clearance of at least 6 feet tall. We have many residents that walk, especially in the evenings and cannot always see that there are branches in the way. As a courtesy to your neighbors, please make sure that your trees are trimmed. For Eagle's Watch, the landscape service should take care of this. If you notice a problem, please contact Gary House.

We continue to work on our pending tasks. There is a crack in the community pool near the 5 foot marker. It appears to not have affected the pool shell and we are not losing water. We have contacted our pool contractor to inspect the crack and provide an opinion. The monitor at Howell Creek has been hit by a car twice as people turn around between the monitor and the gates. To eliminate this problem and the possibility of gate damage, we will be installing poles in the ground to prevent cars from turning around in that area. Terry Even will install the poles to save us money and to provide a quality job as usual. We will continue to focus on our task list that includes normal maintenance items and areas that need special attention. If you notice anything that needs attention, please do not hesitate to contact a Board member or Gary House, Property Manager.

The first Architectural Review Board (ARB) newsletter has been printed and should be distributed by the time you receive this newsletter. Please take the time to review the ARB publication to familiarize yourselves with newly formed rules and procedures. There is information on planning to save you approval time, information on hurricane shutters, roofs, generators, etc. There are a lot of great changes happening with ARB under the leadership of Michael Meaney and the committee.

The next regular Board Meeting is Wednesday, August 31st, 7:30 p.m., at the Wedgewood Tennis Villas Clubhouse Boardroom. Hope to see you there.

Lee Jensen
(407) 977-2231





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
Mary Balanda
Lori Marra
Diana Ryan
Jerry Smoker
Sue Wilson

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

407-977-4406

Pool & Playground Area Party Scheduling

Janice & Len Blachstein Publishers

Giannis52@hotmail.com

PLEASE PUT **NEWSLETTER** IN CAPS IN SUBJECT LINE

Eagles Watch Landscaping:

Landscaping Southern Turf

Bill Jessee
407-273-8388

Chemical Four Seasons Lawn & Pest Control

Tom Iverson
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. If you do not have one of these forms or have any questions, please contact Gary House at Premier Community Managers (407) 696-5700.



Approved Architectural Review Applications*

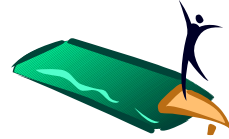
Residence	Description of Work
Howell Creek Reserve	
126 Nandina Terrace	Lighting-Replace carriage lights on garage
130 Nandina Terrace	Lighting-Replace carriage lights on garage
245 Nandina Terrace	Landscaping
Eagles's Watch	
101 Peregrine Court	Lighting-Replace carriage lights on garage
120 Peregrine Court	Gutters, downspouts and landscaping
139 Peregrine Court	Landscaping
109 Redtail Place	Exterior paint

*Does not include pending or denied applications.

NEED A POOL AREA RESERVATION AT THE COMMUNITY POOL?

Bill Maish (144 Nandina) has volunteered to manage the reservations for resident parties at the community pool area. The process is simple whereby a \$50 refundable deposit may be required and the resident who hosts the party must clean up and take the trash with them since the pool has no garbage service. Bill will verify that the clean up was done and that there was no damage to the area and then the deposit check is returned.

For a reservation, please contact Bill Maish at 407-977-4406. Thanks!

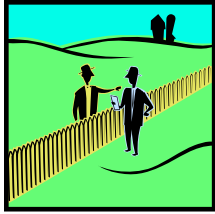


Temporary and Other Structures

Did you know that according to Section 6.5 of the Declaration of Conditions, Covenants, Easements and Restrictions, no temporary or other structures are permitted on the properties? Please read the following:

6.5 Temporary and Other Structures.

No structure of a temporary character, or storage shed, utility shed or similar structure, green house, trailer, tent, mobile home, motor home, or recreational vehicle, shall be permitted on the Properties at any time either temporarily or permanently, except by the Declarant during construction. Further, none of said items may be used as a residence. No gas tank, gas container or gas cylinder shall be permitted to be placed on or about the outside of any Residence or on or about any ancillary building, unless approved by the Architectural Review Board, and if approved must be buried or screened and enclosed by a structure approved by the Architectural Review Board. .



NEW TO THE NEIGHBORHOOD???

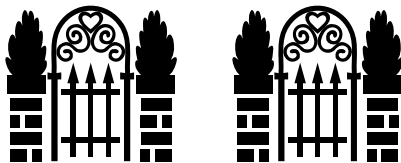
If you are new to the neighborhood and have not received a Welcome Packet, please contact Charlotte Wasmund in Eagles Watch (407-366-6883) or Melissa Hamm in Howell Creek Reserve (407-359-0378).

EXIT GATES

Just a reminder to everyone regarding how the gates close at both HCR and EW. Please note that 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 and the system will start the timing process and will eventually close the gates.

For Eagle's Watch, if you have stopped and the front of your car is beyond the stop sign, chances are that you are 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.

You can see the sensor area engraved in the pavement just beyond the exit gate. Please keep this in mind when you leave the development and are delayed when turning onto Vistawilla. We wanted you to be aware of the gate closing process for your safety. If you have any questions please do not hesitate to call me, Lee Jensen, 407-977-2231.



No Swimming or Boating in Ponds

For the safety of all residents, no swimming or boating is allowed in any of the ponds. Also, please do not stand on any of the drainage structures. Parents, please make sure that your children are aware of this. We want your children to be safe. Thanks!

Advertising Information:



Classified Ads are going to be free to any HCR/EW homeowner. A classified ad is thought to be one where a resident is attempting to sell some merchandise e.g. furniture, tools, etc.

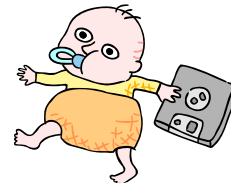
Business Ads will be charged depending on the size of the ad. A business ad is going to primarily revolve around individuals or firms offering a service.

The only exception is for services offered by children under the age of 18 e.g. babysitting, yard work, etc.

These will be free and we hope to encourage our neighborhood children to offer their services to the neighborhood.



HCR/EW



Workers

Name	Age	Service	Phone#
Matthew Strickland	14	Lawn Mowing	407-366-7417
Christina Strickland	13	Babysitting/Pet Sitting	407-366-7417
Jennifer Senkel	16	Babysitting	407-366-2964
Nikki Hagler	14	Babysitting/Pet Sitting	407-971-2934
Taylor Joseph Hagler	12	Petsitting	407-971-2934
Erin Vaughn	13	Babysitting/Pet Sitting	407-366-8278
Monica Chun	14	Babysitting	407-366-8278

(To be included in this list, drop a note in the mailbox at 134 Nandina Terrace and include your name, address, phone and age)



HOWELL CREEK RESERVE COMMUNITY ASSOCIATION, INC.
Architectural Review Application
 EXISTING HOME FORM
 Premier Community Managers, Inc.
 1255 Belle Avenue, Suite 167, Winter Springs, FL 32708

The Homeowner understands and agrees that NO construction will commence in any manner or respect, until approval by the Architectural Review Board has been granted. The Homeowner is also informed that it may take as much as 45 working days for approval to take place. **Forms should be submitted to the attention of Architectural Review c/o Mary Balanda @ 124 Redtail Place (EW) or Mike Meaney, 104 Sisso Cove (HCR) or Sue Wilson, 235 Nandina Terrace (HCR).** Approval will be given in writing.

Name: _____
 Address: _____
 Lot #: _____ Anticipated Start: _____ Anticipated Completion: _____
 Community: __HCR__ EW Phone # _____

Please give a complete description of the requested changes. Include lot survey, site plans, diagrams, color chips, materials description, sample products, photographs. All requests must be accompanied by a minimum of a site plan and contractor's plans (if applicable).

Home exterior changes include the following. Please "X" all that apply.

- | | | |
|--------------------|----------------------|----------------------------|
| Fence () | Home Addition () | Satellite Dish/Antenna () |
| Exterior Paint () | Gutters () | Play Structure () |
| Whole House () | Shutters/Awnings () | Screen Door () |
| Trim () | Chimney () | Driveway () |
| Exterior Door () | Pool () | Landscape () |
| Cage Screening () | Patio/Deck () | Lighting () |
| Propane Tank () | Solar Panels () | Spa () |
| Other () | | |

Description of Work : _____

Failure to provide the above mentioned completed information will delay the approval process.

Date received in office: _____ Date Received by ARB: _____ Approved: ___ Disapproved: _____

Comments: _____

ARB Signature: _____ Date: _____

