

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,

Our financial position remains solid. For the first seven months of 2009, we incurred:

BOARD OF DIRECTORS

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

Income	\$191,239
Expenses:	
Grounds Maintenance	\$83,776
Pool Maintenance	7,023
Management, Legal, Insurance, etc.*	23,555
Reserve Funding	78,633
Total Expenses	\$192,987
Net Income	-\$1,748
*Includes bad debt expense of \$5,000	

We created a bad debt expense to accrue for the possibility of the non-payment of quarterly dues. Currently we have 10 homes that are past due and we continue to focus on collecting these amounts. The past due amounts total \$10,901 which is 3% of our annual dues. Not too bad considering the current economy.

For any resident that may be leasing out their home, please remember to contact our property manager, Diana McCreight, to inform her of this change and where you can be contacted. This information is important for our records.

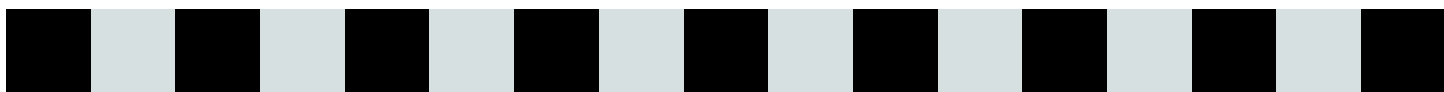
The entrance landscaping project at HCR and EW will began on September 8th. It will take approximately two weeks to complete and we are anxious to see the plans in action. By the time this is done our entrances will have a refreshed and upgraded appearance.

We recently had the vehicle gates painted and sections of the sidewalks replaced that represented a trip hazard to residents. We are also continuing with our plan to have the trees in the common areas properly pruned and lifted. This will promote healthy growth and longer lasting life.

PROPERTY MANAGER

Diana McCreight
Vista Community Association
407-682-3443 x231

Continued on page 2



As you all know, AT&T upgraded their equipment within the community. For those of you who had their yards dug up and are not satisfied with the outcome, please contact the following AT&T representative: Andrew L. Zephir, Manager Construction & Engr., at 407-835-8631 or az9108@att.com.

One last note, fishing on the ponds within our communities is for residents only and must be done within the common areas. Please do not cut through residents yards and do not fish from their backyards. Also, if you see any non-resident enter our community to park on our streets and fish in the ponds, contact the Winter Spring Police department at 407-327-1000 and report this activity and you can request that your name be kept confidential. We have non-residents entering HCR at times and this is not acceptable. Your assistance will be greatly appreciated.

We continue to work on our list of maintenance items. As always, if you have any questions, please feel free to contact me.

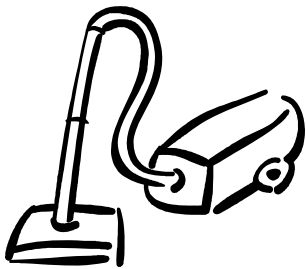
Lee Jensen
407-977-2231

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

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.

MONICA'S CLEANING SERVICE



Monica Rodriguez
965 Wedgewood Drive
Winter Springs, FL 32708

Phone: (Home) 407-971-3439
(Cell) 407-415-9150

Monica's Cleaning Services are
Customized to meet the needs
Of each individual customer
With detailed services.

Eagles Watch Lawns

Please note that we are experiencing a chinch bug problem. This is been an issue this season in the Central Florida area. The pesticide "Arena" has been sprayed by TruGreen and it has an 8 week residual factor. TruGreen will be on property in September to fertilize and to check the infested areas. We will evaluate the front lawns in October to determine if

sod replacement in the damaged areas will be necessary. Please do not hesitate to contact me (Lee Jensen) with any questions or concerns. Thanks.

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 or you can contact our Property Manager, Diana McCreight at 407-682-3443, Ext. 231.

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.

Dear Neighbors,



Our neighborhood has a large number of road hazards--mainly small children, and possibly more than our share of skate boarders, scooter riders, bike riders, and joggers as well as the occasional cat, possum, and raccoon family crossing the streets. It just so happens that, according to research, our ability to detect these 'road hazards' is close to obliterated when we text-message or converse on cell phones. In fact, people engaged in a phone conversation can stare directly at a road hazard and fail to actually recognize its existence. (Google 'inattentive blindness' if you're interested in this phenomenon.)

Within a period of two weeks, I had two encounters with inattentive drivers while jogging between my house and the trail. One driver was clearly texting while driving down Nandina Terrace; I did not get a chance to see what had captured the other driver's attention. I am not hard to see and I jog pretty slowly--it should be difficult for me to catch a driver by surprise. One of the two drivers was actually caught by surprise by the 'bump' sensation he felt when driving over the trail crossing. He must have feared he had struck a pedestrian because after feeling the bump, he screeched to a stop (which took a while because he had been driving fast) to look back over his shoulder. My best guess is that he had been heads-down, typing out a text message.

Because my two run-ins were so close in time, I started to wonder how many drivers are out there not paying attention to the road. I'm especially wondering how many people are driving the streets of our neighborhoods while not paying attention.

To look into that question, a team of three young researchers (my son and two friends) launched a study of driver activity in the Howell Creek Reserve neighborhood. Here is a brief research report for anyone interested in what they found:

Methods: For ten minutes during a weekday mid-afternoon, the research team observed drivers along Nandina Terrace. After each vehicle passed, the team recorded whether the driver was texting, holding a cell phone to an ear, or simply driving.

Results: Seventeen drivers of noncommercial vehicles were observed. Four of the seventeen drivers were seen talking on a cell phone and four were seen texting. The remaining nine drivers were not visibly involved in either text or cell phone conversation. Hands-free cell phone conversations were not detectable and so cell phone conversations may have been underreported.

Conclusion: Based on this preliminary sample, nearly 50% of our drivers are driving with a diminished ability to detect children chasing balls down their driveway and toward the street. The study results additionally suggest that an attention-impaired driver cruises down Nandina Terrace approximately every 75 seconds.

Please keep your eyes and your brain on the road,

Kelly Neville French
139 Nandina Terrace



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.

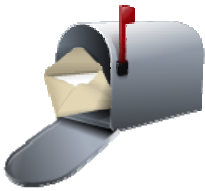
The Homeowner's Association (HOA) must comply with St. John's Water Management District conservation property rules. No resident is allowed to remove vegetation, plant additional vegetation, or build or place any physical structures within any of the conservation areas. It must remain untouched. Failure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

CREATIVE MAILBOX DESIGN

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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Affordable and dependable

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407-463-1038
skouba@earthlink.net



CONTACTS

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

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

Lawn Service (Chemicals) TruGreen
407-657-3400

Irrigation—Water Right
Brian Patton 407-695-0355

Pool Keys, Remotes & Gate Codes
Eagles Watch— Charlotte Wasmund 407-366-6883

Publisher
Janice Blachstein Giannis52@hotmail.com

Advertising
Sarah Faughnan 407-359-3145

HOWELL CREEK AND EAGLES WATCH WORKERS

Babysitting
Jennifer Senkel 18 407-366-2964
Nikki Hagler 16 407-971-2937
Katie Wilson 15 407-977-9294

Petsitting
Nikki Hagler 16 407-971-2934
Katie Wilson 15 407-977-9294

**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
September 30th 2009 at 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.





JOHN F. BUSH
OFFICE OF THE MAYOR

CITY OF WINTER SPRINGS, FLORIDA

1126 East State Road 434
Winter Springs, Florida 32708-2799
Home: 407-365-8101
Mobile: 407-782-6230
Email: jfbush@winterspringsfl.org
Facsimile: 407-327-4753
City Website: www.winterspringsfl.org

June 15, 2009

In recent days, the City has received several emails and phone calls from residents which have expressed questions and concerns about a proposed 201 unit apartment project called the Town Parke Apartments. The project is being proposed by Atlantic Housing Partners, LLC of Winter Park, Florida. The location of the proposed project is on approximately 10 acres of property in the Town Center at the south side of State Road 434 between the Mobile gas station and the pedestrian trail bridge.

On April 27, 2009, Atlantic Housing Partners presented to the City Commission a conceptual design plan for the apartment project. Under the City's Town Center Code, conceptual design plans are frequently presented by developers proposing design concepts for initial consideration by the City Commission. In this case, the proposed design concepts for the apartment project met the Town Center Code on a conceptual basis and was approved by the City Commission. A copy of the conceptual design plans can be inspected and/or copied at City Hall.

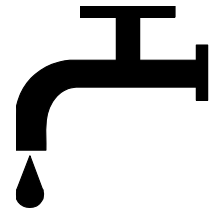
During the April 27th City Commission meeting, Atlantic Housing Partners also indicated that its current intentions are to set aside 94 apartment units for workforce housing, 47 apartment units for persons 55 years and over, and 60 apartments units open at market rate. From what the City has been told, part of the financing for this project includes the use of tax credits through a program administered by the Florida Housing Finance Corporation which is related to providing safe and decent housing for low and moderate income working families. It is unknown as to whether or not Atlantic Housing Partners will receive this or any other financing for the proposed project.

The City Commission's conceptual approval of the design plan does not constitute formal or final approval of the project by the City. Before any new development project can be finalized in the Town Center, there are several formal permits that must be approved by the City Commission including aesthetic review and final engineering/site plan. Atlantic Housing Partners will need to file separate permit applications for these permits. Additionally, these permit applications will be subject to formal public hearings where members of the public will be allowed to comment on the proposed project. Furthermore, the City Commission has already determined that Atlantic Housing Partners will need to negotiate a written agreement with the City that includes all the terms and conditions of the proposed development deemed necessary and acceptable by the City. This agreement, if reached, will also be considered by the City Commission at a public meeting.

If and when this project makes its way through the formal permitting process, it is important for the City to hear from all interested citizens and parties. The City welcomes your comments and concerns regarding this or any other project being proposed in the City.

Sincerely,

John F. Bush
Mayor of Winter Springs



TruGreen

WATERING INSTRUCTIONS

The simplest rule of watering is to water when needed.

The fact is most people will not follow this simple rule. That is why they installed an automatic irrigation system in the first place. They live busy lives and really want easy to understand instructions on how to set their irrigation system to come on automatically.

To make things as simple as possible, I will discuss two scenarios.

Scenario # 1

Winter months; cool nighttime temperatures, temperate days, and little rainfall.

I would recommend watering each zone for 45 minutes, once every seven days.

Scenario # 2

Summer months; warm nighttime temperatures, hot days, heavy rainfall.

I would recommend watering each zone for 45 minutes, once every 3-4 days.

The above represents, in the simplest of terms, how I would recommend you set your irrigation system, it also raises some questions.

Why not water like I always have done, 15 minutes per zone, every other day?

When you water this way, you are keeping the top 2-3 inches of soil RELATIVELY moist, not too wet and not too dry. This will set up a situation where the roots of your lawn stay up near the surface. This shallow root system will not support a vigorous healthy turf. It also provides ideal conditions for sedge, dollar weed, and fungus. The recommendations above allow the water to penetrate 12" or more. In between irrigations the top two to three inches of soil dries out (so does the sedge, dollar weed and fungus) and it will FORCE the roots to grow deeper. The deeper and healthier the root system is, the thicker and healthier the turf will become.

I have been watering every day or every other day for years, can I just cut it back to once a week right away?

No. Your lawn has a very shallow, weak root system, you will need to wean your lawn off of daily irrigations. Begin by gradually increasing the length of time your system runs, and decreasing the frequency of watering. Make gradual changes every two weeks or so until you arrive at the schedule outlines above.

If I water like you describe, I get brown spots in the same places, in between waterings.

No irrigation system can duplicate Mother Nature 100%. There will always be some weak spots where coverage is not adequate. The solution is to check the coverage you are getting from each of your irrigation heads. Replace any heads that are worn or broken and consider adding heads in areas that do not receive enough water. The solution to dry spots is to fix the irrigation in that zone. It is not to over-water the rest of the property to compensate for poor coverage.

So everything in my landscape should be watered as described above?

No. These recommendations are designed generically for turfgrass. These recommendations will not work for trees, shrubs, palms or annuals.

Well then, how do I water my trees, shrubs and palms?

With almost no exceptions, once landscape material is established, (5-6 months) plants require NO IRRIGATION. Almost all plants we use in the landscape originate in the tropics or subtropics. Throughout the world these regions usually have a dry season (winter) and a monsoon season (summer). Mother Nature alone will usually take care of all your landscape plant's watering needs. Too much water, alone, kills more plants than ALL other reasons COMBINED. Unless your sprinkler system has separate zones for beds and lawns, you will need to make some physical adjustment to your system. Begin by capping off any heads that are used for shrubs only. You can also buy a variety of sprinkler heads with different patterns to provide turf coverage with little or no landscape coverage. You can also buy shields to deflect water away from landscape beds.

How should I water my impatiens and begonias?

These plants will require more water than your lawn and landscape, at least initially. These plants will probably need daily watering for several weeks at the outset. This should be accomplished by hand watering for this short period of time. Again, you don't want to over-water your entire landscape to provide adequate water to just one location.

When is the best time of day to water?

The best set up is to have the last zone ending at sunrise. If you need a total of four hours of irrigation to cycle through your zones, then you will need to begin watering around 2:00 a.m. to 3:00 a.m. This pre-dawn time is the best time to water for several reasons. Generally there is less wind at this time than any other. Without sunshine, you have less evaporation. If you water in the early evening, you set up a perfect environment for diseases.

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“We don't fix it. You Don't Pay”

(Windows Operating Systems)

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- 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.

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and maintain your system's operation.**

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CCleaner for registry maintenance
Windows Advanced Systems Care
Smart Defrag
Revo Uninstaller
And for added functionality.....
Mozilla Firefox Browser
Mozilla Thunderbird Email

*Ask us about remote access to diagnose
your problems!*



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Email: harvest111@bellsouth.net