



Howell Creek Reserve/Eagles Watch Homeowner's Association Newsletter

President's Message

Visit Our Webpage

February 2006

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

Hello Everyone,

I can't believe that we are in another year. Last year was relatively uneventful for our HOA and that's the way we like it. We ended 2005 with a \$1,799 net loss. This was the result of additional expenses for grounds maintenance, pool repairs, streetlight and pool electricity and slight gate maintenance. These expenses were offset by savings for common area landscaping, tree trimming, pool cleaning service and property management fees. Therefore we ended with a reasonable net loss. For 2006 we will continue our management of monitoring expenses while effectively maintaining the appearance of our common areas and entrances.

Please note 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. One more important note, please remember to submit an application form and wait for approval prior to starting any work. This is rule in our covenants.

Both HCR and EW are having problems with ferrell cats. These cats are considered wild are not under veterinarian care with a vaccination program. For the safety of all residents, please do not feed these cats. I know that this is a hard request, but by feeding them you are subjecting your neighbors to unhealthy and unsafe conditions. If you see these animals, please contact Gary House or Animal Control.

Staying on the topic of animals, please remember to walk your dogs on a leash and pick up after them. We are having cases where dogs have been roaming the neighborhood and owners are not picking up after them. This is a violation of City and County ordinances including the possibility of being cited for health code violations by the County Health Department. A little consideration will be greatly appreciated.

The Vistawilla Office Center that will be located adjacent to the Hess Gas Station will soon start construction. It will consist of two office buildings that will be located close to Route 434 which places them further away from the Eagle's Watch subdivision than we first thought. The builder is in contact with us and is mindful of parking lot lighting, landscaping and general conditions that could affect Eagle's Watch. If you would like more details, please come to one of our Board meetings.

Colonial Bank is planning a branch office to be located on the corner of Route 434 and Vistawilla Drive. Yes, the sign you've seen for years is actually true and we will have a bank someday. As for the old Kash n Karry, it is becoming a church for the Metro Church of Oviedo formerly located near the Oviedo library. They are currently working on converting the interior and will focus on the exterior at a later date. I will let you know when I have more information.

We continue to work on a variety of projects, such as road and sidewalk repairs, drainage issues near the playground, entire road repavement estimates and general maintenance. I am hoping that 2006 will be as uneventful as 2005 was.

As always, if you have any questions or comments, please do not hesitate to contact me. Please remember that our Board meetings are generally held on the last Wednesday of each month. I hope to see you there.

Lee Jensen





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."



Architectural Review Board Needs Two Members

Two members have left ARB due to relocation and career. Diana Ryan moved from Howell Creek Reserve and Mary Balanda's job demands have necessitated her resignation from the ARB. We thank them for their service to ARB. We now need two replacements. If you are interested, please contact Mike Meaney (407-977-0282) or Lee Jensen (407-977-2231). Thanks.





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

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

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 Middleton

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.



Approved Architectural Review Applications*

Status of applications reviewed between ARB meetings using the paint approval process:

<u>Residence</u>	<u>Description of Work</u>
Howell Creek Reserve:	
108 Marsh Creek Cove	Roof replacement
128 Nandina Terrace	Roof replacement
237 Nandina Terrace	Roof Replacement
237 Nandina Terrace	Door and deck paint
240 Nandina Terrace	Exterior paint

Eagle's Watch:
None

*Does not include pending or denied applications.

