

Howell Creek Reserve Eagles Watch Newsletter

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

PRESIDENTS MESSAGE

Hello Everyone,

I hope that you are enjoying your summer.

The main topic for this newsletter is the community pool. While I consider the pool to be one of our best amenities it has presented some recent issues. Our pool hours are from dawn to 8:30 p.m. The Board established the hours of operation to limit our liability and to reduce the possibility of vandalism at night. There is no reason for anyone to be within the pool area past closing time. We want to safeguard the pool and furniture for the future use of all residents. The Board of Directors has the legal right to establish operational hours for residents in order to protect our HOA.

We have basically three types of events that have been occurring at the pool. They are:

1. Kids jumping in the pool along with our pool furniture. As a result, most of the furniture has been broken. On two separate occasions, this was done in front of adult residents and when they told the kids to stop, the kids were very disrespectful.
2. Large groups of kids have been at the pool during the day with no parental supervision. On a recent Saturday I went to the pool to talk with two groups of kids (23 in total). While they were very respectful, I asked them to allow room for the parents. I had two parents with young children leave after the large group of kids descended on the pool area. For those of you who have teenagers, I understand that you want your kids to use and enjoy the pool. However, there has to be a limit to the number of guests they have with them.
3. Groups of kids enter the pool area past closing hours late at night. Many times they jump over the gate and fence to gain access to the pool. I have seen this activity on the camera system and have driven up to the pool to ask the kids to leave. So far they are resident kids who have been very respectful. I explain to them about the pool hours and they have understood. Please make sure that your kids are not using the pool past closing time. If it's not me or another Board member asking them to leave, it could be Winter Springs Police. They patrol our community and are aware of our pool hours. We also have had non-resident kids access the pool late at night and the Winter Springs Police have dealt with them.

Parents, please help us with this issue. We do not want anyone hurt or additional furniture broken. Most of all, we want the pool to be an amenity that everyone can safely enjoy.

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BOARD OF DIRECTORS

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Secretary/Director

Ann Barretta Treasurer/
Director

Paul Arnold
Director

Michael Meaney
Director

Alma Stachurski
Director

PROPERTY MANAGER

Diana McCreight

Vista Community Association
407-682-3443 x231



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The Board will be establishing additional rules for the safety of everyone and to provide the opportunity for residents to equally enjoy the pool. Also, we have ordered a new fence the for pool perimeter that will be installed in September. The fence will be a wrought iron style, 7 foot fence with finial spikes on top. A stronger gate and locking mechanism will provide improved functionality. The pool area continues to be recorded using our camera system and appropriate action will be taken when necessary.

Anything you can do to help will be appreciated.

We continue to manage a variety of maintenance items. A sidewalk inventory identifying areas that are trip hazards is being taken to obtain quotes with the goal of replacing various sidewalk sections before year end. Additionally, we are starting our budget process for the 2012 Calendar Year and the budget will be presented at a meeting in October.

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

Lee Jensen
(407-977-2231)

Conservation Area Regulations

We are very fortunate to have Conservation areas surrounding Eagle's Watch and Howell Creek Reserve. These areas provide a sanctuary for wildlife while also beautifying our community with natural Florida landscape. The Homeowner's Association (HOA) must comply with St. John's Water Management District conservation property laws. No resident is allowed to remove vegetation, plant additional vegetation, or build or place any physical structures within any of the conservation areas. Failure to comply will result in substantial penalties assessed to the HOA and individual homeowner by St. John's Water Management District.

Please note that if you believe that a tree is dead or infected in the conservation area and could potentially fall within your own property, please contact our property manager, Diana McCreight.

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.....If you have a fence, please check the appearance and clean or repaint 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, 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.

EXTERIOR IMPROVEMENTS TO YOUR HOME.....Architectural Review Board (ARB) approval is required **PRIOR** to starting a project. All residents are strongly encouraged to read your Declaration of Covenants, Conditions and Restrictions (CCR). 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 has 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 from our Property Manager, Diana McCreight at 407-682-3443, Ext. 231.

STREET PARKING REGULATIONS.....There is no overnight on street parking permitted. 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. Also, do not park across from a resident driveway.

LANDSCAPE IRRIGATION RESTRICTIONS.....The City of Winter Springs prohibits landscape watering between 10:00 a.m. to 4:00 p.m. Please irrigate only on the following days:
Even numbered addresses: Sunday and Thursday
Odd numbered addresses: Wednesday and Saturday

MAILBOXES.....The company that installed the mailboxes in our community is Creative Mailbox Designs (Phone: 800-804-4809).

CONTACTS

Pool & Playground & Party Scheduling

David Owji, 407-366-0062 Form on our website

Landscaping— Southern Turf www.southernturf.net

Brian Marotta (Owner) 407-273-8388

Chemicals—Southern Turf www.southernturf.net

407-273-8388

Irrigation—Water Right

Brian Patton 407-695-0355

Pool Keys, Remotes & Gate Codes

Eagles Watch— Charlotte Wasmund 407-366-6883

Howell Creek Reserve—Angie Jensen 407-977-2231

Publisher

Janice Blachstein Giannis52@hotmail.com

Put NEWSLETTER in subject line

Newsletter Advertising (Full Page Insert Only)

Sarah Faughnan 407-359-3145

HOWELL CREEK AND EAGLES WATCH WORKERS

BABYSITTING

- Jocelyn Matthies 13 407-488-3345
- Katie Wilson 15 407-977-9294
- Jade Matthies 13 407- 971-2014 /Cell 407-488-3036
- Carly Bennett 13 407-971-0608
- Anastasia Hulet 17 407-359-1802
- Kyle Kierstead 16 407-470-9699 / 321-765-4554

PET SITTING

- Jocelyn Matthies 13 407-488-3345
- Katie Wilson 15 407-977-9294
- Anastasia Hulet 17 407-359-1802
- Dog Walking Too
- Jade Matthies 13 407-971-2014 / Cell 407-488-3036
- Amanda Duff 13 407-366-8010
- Carley Bennett 13 407-971-0608
- Kyle Kierstead 16 407-470-9699 / 321-765-4554
- Emily Marra 407-977-8533

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

ARB REVIEW BOARD CONTACTS

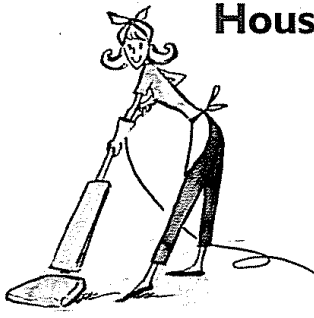
Pam Woodard—Chairman - EAGLES WATCH—407-359-1823

Maureen Smith, Member—EAGLES WATCH 407-542-6592

Sue Wilson, Member—HOWELL CREEK RESERVE 407-977-9294

Jerry Smoker, Tina Kevish (unlisted)

BOARD MEETING
September 28th
Wedgewood Tennis



Housecleaning by Monica

Residential & Commercial

Weekly/Bi-Weekly/References

Affordable

Over 20 Years Experienced

Call Monica at
407-971-3439

