



Howell Creek Reserve/Eagles Watch Homeowner's Association Newsletter

President's Message

Visit Our Webpage
<http://www.adsbeus.com/howellcreek.htm>

January 2008

Happy New Year Everyone,

It's another year for the HOA! We have a few small projects to accomplish this year compared to our very large task last year of repaving the roads. We are fortunate to have the road project behind us with no special assessment and adequate funds in reserves. Very few gated homeowner association's can accomplish a large paving project and still have reserves in the bank. Our strong financial position continues to make our gated community a very desirable place to live. When we have closed the books for 2007 and receive financial statements, I will be able to provide a financial summary, most likely in the next newsletter.

For 2008 we will focus on:

- Improving the landscaping at the entrances
- Improving the lawn conditions at Eagle's Watch
- Repair the crack in the community pool
- Resolve the fence issue between HCR and Creek's Run with the help of Brenda Brown
- Repair the brick wall between the community pool area and the commercial property
- Replace the drinking fountain at the cabana and paint as needed
- General maintenance and landscaping issues

Please note that there was an error in the 2008 coupon books that you received. The coupons note that a \$50 penalty will be charged if your dues are not paid within 30 days. That is incorrect. We charge a \$50 penalty if your quarterly dues are not paid by the 15th of the month in which they are due. Replacement coupon books will be mailed to everyone in February. In the meantime, please use your current coupon book to pay your first quarter dues.

In this newsletter, there is a section regarding conservation property and the rules related to the maintenance of our HOA conservation areas. For the residents living adjacent to the conservation areas please read the information carefully and note the rules. If we do not follow these rules, the HOA or resident is subject to very steep fines. So, please note the article.

I want to thank the Board for their continued daily work on managing our HOA. I also want to thank Nancy Cox and Janet Altenhoff who decorated our entrances during the holiday season. They did a wonderful job. And special thanks to Janice Blachstein who puts this newsletter together. She does a great job every time!

As always, if you have any questions, please feel free to contact me.

Lee Jensen
407-977-2231



COMMUNITY INFORMATION AND SAFETY FACTS

NEW TO THE NEIGHBORHOOD..... If you have not received a Welcome Packet, please contact Vista Community Association Management at 407-682-3443 and ask for Diana McCreight.

NEWSLETTER ADVERTISING.....If you are interested in advertising in the newsletter, please contact Sarah Faughnan (407-359-3145).

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."

Craig M. Stafford
Certified SS Instructor

1511 E S.R. 434 Suite 1025
Winter Springs, FL 32708
(407) 706-6200
(407) 925-9006

cstaffordssz@gmail.com

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CONTACTS

Vista Community Association Management
Diana McCreight - 407-682-3443, Extension 231

Board of Directors:

Paul Arnold
Janet Altenhoff
Doug Hamilton
Terry Even
Lee Jensen
Alma Stachurski
Scott Wasmund

Officers:

Lee Jensen, President
Doug Hamilton, Vice-President
Scott Wasmund, Treasurer
Janet Altenhoff, Secretary

Architectural Review Committee:

Pam Woodard - Chairperson

Howell Creek Reserve

Sue Wilson

Tina Kevish

Eagles Watch

Maureen Smith

Jerry Smoker

Newsletter Advertising

Sarah Faughnan 407-359-3145

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

Pool & Playground Area Party Scheduling 407-977-4406

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

Chris Bogdan

Surface Management Turf

407-323-8733

Irrigation

Water Right

Brian Patton

407-695-0355



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 Diana McCreight at Vista Community Association Management 407-682-3443, Ext. 231.

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Winter Springs, FL 32708

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NEED A WELCOME PACKET?

If you need a welcome packet and/or covenant restrictions, please contact Diana McCreight at Vista Community Association Management (407-682-3443). The welcome packet contains valuable information related to the management, rules and regulations of our association. It also includes gate instructions, city services (such as garbage pick up times), community information, etc



WALKING YOUR DOG???

When you walk your dog(s) within the communities, you MUST pick up after them. It is NOT the responsibility of the property owners or our common area landscapers. Ignoring this rule is considered a health violation by the County Department of Health and corrective action will be taken by them. Please remember to take a bag along with you and discard any waste at your own residence.
Thanks.





HCR/EW Pool Party Reservation Form
Hand in this portion.

The pool is for the use of *all residents*. In order to accommodate *all residents* and maintain a clean and safe pool area, the following guidelines must be adopted. Please complete the following information and deliver to:
Bill Maish, 144 Nanndina Terrace, (407) 977-4406 billsplash@bellsouth.net

Name: _____
Address: _____
Phone: _____
Date/Time of Party: _____/____/07 from ____:____ to ____:____ Maximum 3 hours
Date of Request: _____
Number of Guests: _____

- **Parties greater than eight (8) must be scheduled to avoid conflicts**
- **First come (to turn in form and deposit), first served when scheduling**
- **If not scheduled, you may be asked to leave**
- **Parties limited to three (3) hours**
- **Use of only ½ of the Cabana (bringing your own tables is recommended)**
- **Please be respectful of other residents using the pool**
- **Clean up after the party (take trash with you). The pool has no garbage service.**
- **\$50.00 deposit required to reserve (checks acceptable)**
- **Turn in top copy of this form for reservation**



Keep This Portion For Your Files
Howell Creek Reserve/Eagles Watch Pool Party Reservation Form

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- **\$50.00 deposit required to reserve (checks acceptable)**
- **Keep bottom copy of this form for your verification**





Temporary and Other Structures (Including Propane Tanks)

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.



Home “For Sale” Signs

The type and placement of Home “For Sale” signs has strayed from the Covenants. Please note paragraph 6.6 in the Declaration of Conditions, Covenants and Restrictions:

Signs.

No sign of any kind shall be displayed to the public view on the Properties, except any sign used by the Declarant to advertise the company or builder, project, sales or other matters during the construction and sales period. No sign of any kind shall be permitted to be placed inside a home or on the outside walls of the home so as to be visible from the exterior or on any fences on the Properties, nor on the Common Area, nor on dedicated areas, if any, nor on entryways or any vehicles within the Properties, except such as are placed by the Declarant. **Provided, however, one (1) discreet, professionally prepared “For Sale” sign of not more than three (3) square feet may be placed on the street side of the Lot, subject to prior approval by the Architectural Review Board.**

Please contact Diana McCreight at 407-682-3443, Ext. 231 to notify her that you are selling your home and will be placing a “For Sale” sign on your property. Thank you.





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) holds the deed to the conservation areas adjacent to the HOA property. The HOA currently contracts with a mitigation consultant who is responsible for reporting to the St. John's Water Management District regarding compliance with 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. In other words, it must remain untouched by all residents. Failure to comply will result in substantial penalties assessed to the HOA and individual homeowner by St. John's Water Management District. We would also be in jeopardy of losing our deed to the property.

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. Prior to cutting any tree down, the HOA property manager must receive approval from our representative at St. John's Water Management District. Also, if approval is received, the tree will be cut down to fall within the conservation area where it will remain. This process is meant to mirror the natural life progression of trees within an uninhabited area. Therefore, the fallen tree would not be removed from the conservation property.

If you have any questions regarding the Conservation property, please contact our property manager, Diana McCreight at Vista Community Association Management, 407-682-3443, Ext. 231.



Landscape Irrigation Restrictions

Current watering restrictions prohibit watering lawns and shrubs between 10:00 a.m. and 4:00 p.m. Watering is allowed as follows:

Even numbered addresses: Sundays and Thursdays

Odd numbered addresses: Wednesdays and Saturdays.

Please adhere to the schedule above in order to avoid any fines from the City of Winter Springs.

