

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

Happy New Year Everyone,

We have a few projects to accomplish this year. We are fortunate to have our large projects behind us with no special assessment, adequate funds in reserves and no dues increase for 2010. Very few gated homeowner associations can accomplish large projects 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 2009 and review the financial statements, I will be able to provide a summary, most likely in the March newsletter.

BOARD OF DIRECTORS

Lee Jensen
President/Director

For 2010 we will focus on:

Terry Even
Vice President/Director

-Installing a video surveillance system at the main entrances and community pool

Janet Altenhoff
Secretary/Director

-Installing an electronic door management system at the pedestrian gates

Scott Wasmund
Treasurer/Director

-Replacing select landscaping around the pool area

Paul Arnold
Director

-Improving the lawn conditions at Eagle's Watch

-Possible replacement of the HCR vehicle gates that are deteriorating

Michael Meaney
Director

Alma Stachurski
Director

We will install three video surveillance systems at the HCR and EW entrances and at the Community Pool. The cameras will record activities at the main gates and pool area to a digital recording system. They are high resolution color cameras with infrared for night vision and will capture license plate numbers. With technological improvements and lower cost, the Board determined that it was time to install this system as a theft and vandalism deterrent and to record any unwarranted activity.

We will also install an electronic door management system at all pedestrian gates. This system will eliminate the current key locks that require constant maintenance and do not work many times. (The only key locks that will remain will be located at the cabana bathrooms.) The door management system is a magnetic locking system that is stronger and more secure than the current locks. A "key fob" is used to enter a pedestrian gate and a button is pushed to unlock the gate when leaving the pool or community. The system also records the key fob number, date and time when a gate is accessed. If a key fob is lost or stolen, it can be disabled in the system and a new one can be issued. More information on this system will be provided at a later date.

PROPERTY MANAGER

Diana McCreight

Vista Community Association

407-682-3443 x231

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The Board is aware that current times are economically tough for many people but please remember that we need each assessment paid on time in order to pay our vendors. Remember that we charge a \$25 penalty if your quarterly dues are not paid by the 20th of the month in which they are due. We are not in the business of making money from past due accounts and would like to avoid having to charge penalties and interest. If you have difficulty paying your dues on time, please call me to discuss. I will keep the information confidential.

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

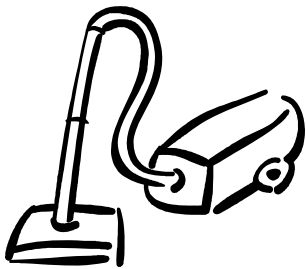
Lee Jensen
407-977-2231

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 PLANT TRIMMING

A few residents in Eagles Watch have opted to trim the plants in your front yard yourself and have informed Southern Turf of this. If so, please adhere to the same plant trimming schedule that Southern Turf does in order for the community to have a uniform maintained appearance. When you see that Southern Turf has trimmed other resident plants, please check your front yard to see if it needs any maintenance that you want to do yourself. Thank you in advance for your assistance.

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.

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Michael D. Johnson, CIC

407-704-9522

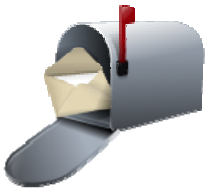
www.lykesinsurance.com



CREATIVE MAILBOX DESIGN

www.creativemailboxdesigns.com

155 National Place, Unit 145
Longwood, Florida 32750
Phone: 800-804-4809



**THIS IS THE COMPANY THAT INSTALLED THE MAIL-
BOXES IN OUR COMMUNITY. IF NEEDED,**

**THEY HAVE PARTS AND ALSO CAN INSTALL REPLACEMENT
POSTS AND/OR MAILBOXES.**

CLEANING BY CARRIE

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Carrie Kouba
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220 Twelve League Cr.
Casselberry, FL 32707

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 407-366-8883
Howell Creek Reserve—Angie Jensen 407-977-2231

Publisher
Janice Blachstein Giannis52@hotmail.com

Newsletter 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
Anastasia Hulet 15 407-359-1802 &
Dog Walking

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

ARB REVIEW BOARD

Pam Woodard
Chairman 407-359-1823

Tina Kevis
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
January 27th @ 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.

