

Howell Creek Reserve Eagles Watch Newsletter

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

PRESIDENTS MESSAGE

Everyone,

Happy New Year. I hope your Holidays were great!

Don't forget that the 1st Quarter Dues must be paid by January 20, 2011.

BOARD OF DIRECTORS

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Janet Altenhoff
Secretary/Director

Scott Wasmund
Treasurer/Director

Paul Arnold
Director

Michael Meaney
Director

Alma Stachurski
Director

We are starting 2011 with the following:

-Sod replacement in certain common areas and homes in Eagles Watch will be done in the first quarter. The weather has not been cooperating but will be get it done as soon as the weather permits.

-Common area landscaping will be surveyed for frost damage and appropriate replacement will be made later this winter once the cold weather is gone. Flowers will also be replaced in the planter boxes.

-Pedestrian gate repairs were just completed and we will continue to monitor the locking system to make sure it's working properly.

-A few rule reminders to help maintain the appearance of our community:

Please remember that no overnight street parking is permitted.

Yard waste should be brought to the curb no sooner than Tuesday evenings after 5:00 p.m. for Wednesday pick up.

Regular garbage should be brought to the curb on Monday and Thursday evenings after 5:00 p.m. for Tuesday and Friday pick up.

Trash cans should be stored in your garage or behind a landscaped/fenced area. Please do not leave them on your driveway everyday.

Garage doors are suppose to remain closed except when moving cars/items to and from or when working in your yard.

Pool equipment and propane tanks are to be screened from street view behind a fence or landscaping

Fences should be kept in good appearance. Please check for repair, replacement or painting. The fence color must be Color Wheel Paint, Birch Grey, #Q8-38T.

PROPERTY MANAGER

Diana McCreight

Vista Community Association
407-682-3443 x231

Continued on next page



Continued from front page..

As volunteers, the Board and I work daily to keep the HOA financially strong and aesthetically managed but there are times when we might miss an item or you might have questions. As a result, I do encourage residents to call me when they have questions or concerns to help bring a situation to our attention or to provide an explanation. So feel free anytime to call or write, but if I am unavailable please leave your name and number so I can contact you. If you are not comfortable in what you might be reporting and want to make it anonymous, I understand, just make the note respectful, clear and concise.

One comment to the person that left the anonymous nasty note in my mailbox. Did it ever occur to you that there was a reason that I totally forgot that my car blocked the sidewalk one evening (yet left room on the driveway apron for people to pass without going in the street)? You stated that I should lead by example. What do think I have been doing since 1998? I always try to make sure that I am personally following the rules, otherwise I should not be in an HOA management role. That's my belief. This type of note was not necessary, but if you slept better, then good for you.

I wish everyone a happy, healthy and prosperous new year! Take care.

Lee Jensen
(407) 977-2231

O N - S T R E E T P A R K I N G R E G U L A T I O N

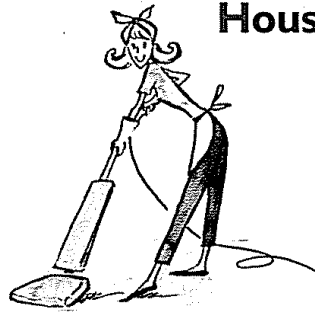
Please note that on-street parking is regulated by the City. We all must adhere to the following:

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.

Do not park across from someone's driveway.

Winter Springs Police will enforce the parking ordinance.



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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.

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.

WALKING YOUR DOG

When you walk your dog(s) within the communities, please pick up after them. It is not the responsibility of the property owners that you allowed your dog to leave waste on or our landscapers for the common areas. Ignoring this rule is considered a health violation by the Seminole County Department of Health and will be enforced by them. Please remember to take a bag along with you and discard any waste at your own residence. Thank you.



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O N - S T R E E T P A R K I N G R E G U L A T I O N

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EAGLES WATCH

During the dry season, one of the best things that you can do is to check your irrigation system to make sure that it is set correctly (zone times, days to water, watering start times, etc.). If you have the original Rain Bird system, you can run a test of the system. At the control box, make sure that the Dial is set to "Auto", press both arrows at the same time and hold them down. The system will start and each zone will run for 2 minutes. Walk around and check each zone to make sure that all irrigation heads are working. If you need assistance, please email Alma Stachurski at nandas@bellsouth.net or call her at 407-492-0995. She will be glad to help you with this.

If you have any questions regarding your front yard maintenance, please email Alma Stachurski (nandas@bellsouth.net) and copy Diana McCreight (dmccreight@vista-cam.com). (If you do not have a computer, please call Diana McCreight at 407-682-3443, extension 231.).

Thank you.

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 Management 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.

CONTACTS

Pool & Playground & Party Scheduling

Bill Maish - 407-977-4406 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

Sarah Faughnan 407-359-3145

HOWELL CREEK AND EAGLES WATCH WORKERS

BABYSITTING

- Jocelyn Matthies 13 407-488-3345
- Jennifer Senkel 18 407-366-2964
- Katie Wilson 15 407-977-9294
- Jade Matthies 13 407- 971-2014 /Cell 407-488-3036
- Carly Bennett 13 407-971-0608

PET SITTING

- Jocelyn Matthies 13 407-488-3345
- Katie Wilson 15 407-977-9294
- Anastasia Hulet 15 407-359-1802
- Dog Walking Too
- Jade Matthies 13 407-971-2014 / Cell 407-488-3036
- Amanda Duff 13 407-366-8010

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

ARB REVIEW BOARD CONTACTS

Pam Woodard
Chairman 407-359-1823

Tina Kevish
Member Unlisted

Jerry Smoker
Member Unlisted

Sue Wilson
Member 407-977-9294

Maureen Smith

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.

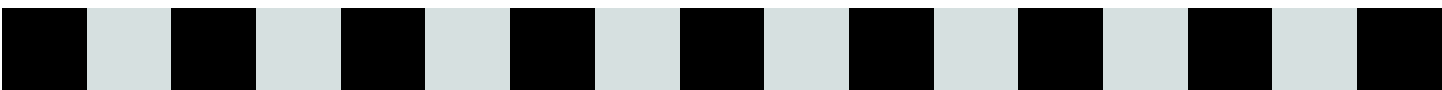
FENCE MAINTENANCE.....For those of you who have fences, please keep them in a neat and clean appearance by cleaning or repainting when necessary. If you repaint your fence, you must use the approved color which is Color Wheel Paint, Birch Grey, #Q8-38T. This paint can be purchased from the Color Wheel 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 26, 2011

Wedgewood Tennis



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Mozilla Thunderbird Email*

*After-hours and Weekend Service
Available*



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407-977-9706 Office**

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