



Howell Creek Reserve/Eagles Watch Homeowner's Association Newsletter

President's Message

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

July 2007

Hello Everyone,

I hope that you are having a great summer and are finding time to take a break from your hectic schedules.


The July newsletter is a late because I wanted to announce that we have a new management company. As of August 1st our management company is:

Vista Community Association Management
225 South Westmonte Drive, Suite 3310
Altamonte Springs, FL 32714
Phone: 407-682-3443

During June, we received a few management bids based upon recommendations and the Board interviewed the top two. After calling a long list of references, we selected Vista Community Association Management. I am pleased to say that they come highly recommended by all associations that we interviewed. Ellen R. Womack and Margo A. Pfauser are the principals of Vista Community Association Management and have been working with community associations since 1986 (several for over 18 years). Our property manager is Diana McCreight and she will be working closely with Margo. You will be receiving an introduction letter from Vista with contact and other information. Later they will send an invoice for payment of the 4th quarter dues and you will be able to set up automatic debit payments for those of you who choose that option. We are excited about this new relationship and look forward to working with Diana and Margo.

Since we were self-managed for a few weeks, please be patient as we work on our list of maintenance items, such as the landscaping at the entrances, locks on Eagle's Watch pedestrian gates, tree trimming, pond maintenance in HCR at the back of the development, etc. Margo and Diana have a list to start working on. They will also review our covenants and restrictions and will send letters for items that may need attention at your home. Please remember that the value of our community as a whole is based upon how we maintain our homes. I am pleased to say that Eagle's Watch and Howell Creek Reserve continue to have a great reputation in the Tusawilla area.

Continued on next page...





We also have a new Architectural Review Board Chairperson, Pam Woodard of Eagle's Watch. Pam has already taken over the management of ARB and along with committee members will start to set the standards for paver driveways that will be an option for residents in the future. Please watch for future ARB announcements on this topic and others and thank you Pam for volunteering!

We have new flowers at the entrances thanks to Scott and Charlotte Wasmund, Lisa Thompson and Angie Jensen. I want to thank Terry Even for his constant maintenance work and for installing the new pole to protect the monitor at Howell Creek Reserve. Also, thanks to Sarah Faughnan for selling newsletter advertising spots which will help offset our copy costs.

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

Lee Jensen
407-977-2231



Memories.....From Old to New.....And Without a Special Assessment!

For before and after pictures of our roads, please visit our website. Compliments of Tony Loffredo of Howell Creek Reserve.

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





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."





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

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

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.

Merry Go Hound Pet Styling



1491 East SR 434, Suite 109
Winter Springs, FL 32708

407-359-9411

We treat your Pets like we treat Ours

With Tender Loving Care!

Experienced Accredited Groomers

Appointments Appreciated



GARBAGE CANS

Please remember that garbage cans must be placed in your garage or behind a screened area, such as a fence. Many of you are leaving the new style containers on your driveway which is in violation of the covenants, so please store them properly. Please refer to the covenant restriction paragraph below.

Thanks!

6.12 Garbage and Trash Disposal.

No garbage, refuse, trash or rubbish shall be deposited except as permitted by the Association. The requirements from time to time of the applicable governmental authority for disposal or collection of waste shall be complied with. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. **All garbage and trash containers and their storage areas and the like shall be kept within a garage, placed inside an enclosure approved by the Architectural Review Board, or behind opaque walls attached to and made a part of the Residence on each Lot, and otherwise in conformity with applicable rules, regulations and approvals. Such containers may not be placed out for collection sooner than the night prior to scheduled collection and must be removed within the night of collection.**



STOP SIGNS

We have stop signs at several intersections in Howell Creek Reserve and Eagles Watch. Many of the residents do not stop at these signs. They are enforceable by law and the Winter Springs Police department will issue tickets. More important is the fact that we have young children living and playing near these intersections. Please spread the word to all drivers in your house that the speed limit is 20 mph and that they must stop at all Stop Signs.

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

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 Nandina 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)**
- **Keep bottom copy of this form for your verification**

