



# Howell Creek Reserve/Eagles Watch Homeowner's Association Newsletter

## President's Message

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

June 2006

Hello Everyone,

I hope you are having a great summer. Here are a few highlights from the past couple of months.

The annual homeowners meeting was held on April 26th. Our main topic was the road repaving project. As many of you know, due to the past underdrain problems that we have since corrected, much of our roadway is in need of repaving. The best value and investment for our community is to repave the entire roads instead of partial repaving. Partial repaving would indicate that we had a problem in the past and we would never be able to have a uniform look if we paved in segments. Plus we need to repair the under base, mill certain sections and pave to create the necessary drainage toward the curbs in order to provide a long life for our roads. The total estimated cost of paving including engineering fees is approximately \$250,000 and we currently have \$308,000 in reserves (actually by the time we start the project we should have \$330,000+ in reserves). This is a long time coming and we will greatly benefit from the investment. This project will involve patience and cooperation from everyone during the repaving process. We have invited the selected contractor to the next Board meeting and I will provide you with more information when available.


A smaller project that will be completed soon is re-setting the pavers around the pool. Due to soil erosion around the pool, many of the pavers on the pool deck are sinking. At times we have large voids beneath the pavers which is a potential hazard. An engineering review determined that at the time of pool construction there was most likely poor soil compaction and with the higher water table in the past few years this has contributed to the soil erosion. The subsurface will be compacted properly and the pavers will be re-installed. The pool will be closed for a few days during this time. We are sorry for the inconvenience, but safety is a priority.

Please remember that fishing in the ponds is for residents only. Also be respectful of the residents that live on the ponds. We have had non-residents fishing at both the EW and HCR ponds and because of liability and privacy reasons this cannot occur. The police have been advised of this situation. Also, for safety reasons there is no boating and inner tubing in the ponds. Parents, please make sure your children know this.

The Vistawilla Office Center will be starting construction soon. The first building (closest to Hess) should be completed by Spring 2007 and the second building in 2008. Steve Colosi and I recently met with the developer to discuss the wall that will be constructed along the Eagle's Watch property line behind several Peregrine Court homes. The developer will be obtaining quotes for a block/stucco wall and a brick wall. He is not sure at this time which type of wall will be built. Once he has pricing and other information we will meet with him again. For the Eagle's Watch residents that are affected by the wall, you will be receiving a letter from me sometime in early July. The developer does not expect to start construction of the wall until October or so.

Our next Board meeting is June 28<sup>th</sup> at the Wedgewood Villas meeting room. As always if you have any questions or concerns, please do not hesitate to call me. Thanks!

Lee Jensen  
(407-977-2231)





## **COMMUNITY INFORMATION AND SAFETY FACTS**

**NEW TO THE NEIGHBORHOOD**..... If you have not received a Welcome Packet, please contact Charlotte Wasmund in Eagles Watch (407-366-6883) or Melissa Hamm in Howell Creek Reserve (407-359-0378).

**NEWSLETTER ADVERTISING**.....If you are interested in advertising in the newsletter, please contact Michaelle Walt (407-365-6677).

**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."



### **PARTY AT THE POOL?**

If you are planning a party at the pool, please remember that you must make a reservation by calling Bill Maish at 407-977-4406. This process has been in place for years to accommodate all residents and to maintain a safe and clean pool. Enclosed is a revised Pool Reservation Form that must be submitted to Bill Maish. The form is also located on our web-site. Thanks!





## CONTACTS

**Gary House, Property Manager, 407-696-5700**

### Board of Directors:

Paul Arnold  
Stephen Colosi  
Terry Even  
Lee Jensen  
Alma Stachurski  
Scott Wasmund  
Mark Wiseman

### Officers:

Lee Jensen, President  
Stephen Colosi, Vice President  
Scott Wasmund, Treasurer  
Janet Altenhoff, Secretary

### Architectural Review Committee:

Michael Meaney, Chairperson  
Jerry Smoker  
Sue Wilson  
Tina Kevish  
Maureen Smith

### Newsletter Advertising

Michaëlle Walt 407-365-6677

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](mailto:Giannis52@hotmail.com)

PLEASE PUT NEWSLETTER IN CAPS IN SUBJECT LINE

### Eagles Watch Landscaping:

#### Landscaping Southern Turf

Bill Jessee  
407-273-8388

#### Chemical Middleton Pest Control

407-381-5766

#### Irrigation Water Right

Brian Patton  
407-695-0355

For other landscaping issues, please contact Gary House





## 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 Gary House at Premier Community Managers (407) 696-5700.



## **TRASH CAN UPDATE**

If the new 96 gallon trash can is too large, there is an option for switching out for a smaller 64 gallon can. Please call the department handling this at the City of Winter Springs at 407-327-2669 and give them your name and address along with a phone number and to request the smaller can - OR NO CAN.

**More importantly, please remember that trash cans must be placed in your garage or behind a screened area, such as a fence. Many of you are leaving them on your driveway which is in violation of the covenants, so please store them properly. Thanks!**

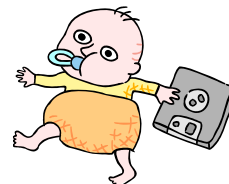




Board Meeting  
Wednesday, June 28, 2006  
Wedgewood Tennis Villas  
7:30 pm



### HCR/EW Workers



Name	Age	Service	Phone#
Matthew Strickland	14	Lawn Mowing	407-366-7417
Christina Strickland	13	Babysitting/Pet Sitting	407-366-7417
Jennifer Senkel	16	Babysitting	407-366-2964
Nikki Hagler	14	Babysitting/Pet Sitting	407-971-2934
Taylor Joseph Hagler	12	Petsitting	407-971-2934
Erin Vaughn	13	Babysitting/Pet Sitting	407-366-8278
Monica Chun	14	Babysitting	407-366-8278

(To be included in this list, drop a note in the mailbox at 134 Nandina Terrace and include your name, address, phone and age)

