



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

**President's Message**

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

June 2007

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Hello Everyone,

I hope that you are having a great start to your summer. On May 30<sup>th</sup> we held our Annual Homeowners Meeting and discussed the following:

**Financial Report** – Scott Wasmund, our treasurer, presented the 2006 Financial Summary and reported that we ended the year in a successful financial position. We had income of \$326,618, expenses of \$205,470 and reserve deposits of \$116,400 that resulted in \$4,748 of net income.

**Road Paving** – Our road paving project has been completed at a cost of \$270,000. There were a few outstanding items that the paving company recently completed and we will be paying the balance due. We paid cash for this project and with regular reserve deposits each month of \$8,300 we expect our year end reserve balance to be approximately \$175,000. We have strong financial management and this was acknowledged at the meeting.

**Gates** – While our gates appear to be in relatively good shape, they are in fact deteriorating. The entrance and exit gates at Howell Creek were temporarily rebuilt a few months ago. Eventually we will have to purchase new gates at a cost of approximately \$16,000 but we will wait as long as possible before we take on this new project.

**Management Company Contract** – We are currently interviewing various management companies and will let you know when a change is made. In the meantime, please feel free to contact Premier Management.

**Fertilizing Company** – We contracted with a new fertilizing company for both Eagles Watch and the common areas. They are "Surface Management Turf Services, Inc." located in Altamonte Springs. We expect to save expenses in this area and should see an improvement in turf and shrub maintenance.

**Landscaping** – It is time to start replacing select landscaping at both entrances. Many of our shrubs have seen their useful life after 10 years and need to be replaced. Our new fertilizing vendor will consult with this project.

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Architectural Review – The committee is working on the standards to approve “Paver Driveways” and alternative fencing material, such as PVC. First, the standards will be set for paver driveways as many upscale communities have mixed use driveways, such as paver and cement. Once the driveway standards are set, they will work on fencing alternatives, however, until a decision is reached, wood fences continue to be our standard. Please watch for a future announcement regarding paver driveways. Also, at the beginning of the meeting we needed an architectural committee chairperson and by the end of the meeting we now have one. Once the details are worked out, I will make a formal announcement.

Lastly, the Board of Directors were voted in again and consist of Janet Altenhoff, Paul Arnold, Doug Hamilton, Terry Even, Alma Stachurski, Scott Wasmund and me. Thanks again to these residents for their contribution to managing our HOA!

Two separate notes. First, there has been a report of non-residents fishing at our ponds, especially the middle Howell Creek Reserve pond. If you suspect that this is occurring, you can contact the Winter Springs Police Department at 407-327-1000 and they will check this out without involving the caller. Second, there are many drivers ignoring the stop signs, especially on Nandina Terrace. Please note that we have many young children in this area. We have asked Winter Springs Police to assist us with this problem and they will be issuing tickets to residents and guests who choose to ignore the stop signs. Please take a moment to stop, it’s for the safety of everyone.

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

Thanks.

Lee Jensen  
407-977-2231



**WALKING YOUR DOG, PLEASE READ THE FOLLOWING.....**

When you walk your dog(s) within the communities, PLEASE pick up after them. Some of you are not doing this and the common areas also need to be picked up as well. It is not the responsibility of the residents to pick up after your dog. Please remember to take a bag along with you and discard any waste at your own home. Also, please do not allow your dog to roam free, unleashed, to also avoid this problem.

The Seminole County Department of Health and City of Winter Springs have rules in place to manage health and safety issues.

We appreciate your cooperation.

Thank you.





## **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 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."



## 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.

### *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.**



## Are Your Home Windows Rattling?

It could be because the music in the passing car is too loud. If that car contains someone in your house (maybe a teenager), could you please remind them that there is a noise ordinance and that their music can be heard inside of the homes and may make the windows rattle as they pass.

We appreciate your consideration in this matter.

Thanks.



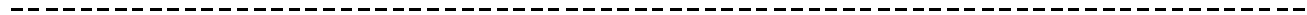


**HCR/EW Pool Party Reservation Form**  
**Hand in this portion.**

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:  
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144 Nandina Terrace , (407) 977-4406 billsplash@bellsouth.net

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Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
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- **Keep bottom copy of this form for your verification**





**ADDRESS CHANGE FOR DUES PAYMENT – PLEASE READ**

WE ARE IN THE PROCESS OF CHANGING OUR BANKING RELATIONSHIP, THEREFORE PLEASE MAIL YOUR THIRD QUARTER DUES PAYMENT (DUE DATE JULY 1, 2007) TO THE FOLLOWING:

HOWELL CREEK RESERVE COMMUNITY ASSOCIATION, INC.  
P. O. BOX 620982  
OVIDO, FLORIDA 32762-0982

MAKE CHECK PAYABLE TO: HOWELL CREEK RESERVE

INCLUDE YOUR CURRENT COUPON WITH YOUR PAYMENT SO WE CAN PROPERLY CREDIT YOUR ACCOUNT, BUT MAIL TO THE ADDRESS ABOVE.

DUES:  
HOWELL CREEK RESERVE RESIDENTS - \$255  
EAGLES WATCH RESIDENTS - \$380

IF PAYMENT IS NOT RECEIVED BY JULY 15, 2007 THERE WILL BE A \$50 LATE FEE.

PLEASE NOTE:

- IF YOU USE THE AUTO-PAY AUTHORIZATION METHOD TO AUTOMATICALLY DEBIT YOUR ACCOUNT, PLEASE CONTACT PREMIER COMMUNITY MANAGERS, INC. AT 407-696-5700 TO STOP THIS PROCESS.
- IF YOU USE ELECTRONIC BANKING TO ISSUE YOUR PAYMENT, PLEASE EDIT THE ADDRESS AND USE THE POST OFFICE BOX ABOVE.
- IF YOU DO NOT HAVE A COUPON BOOK, PLEASE COMPLETE THE FORM BELOW AND MAIL WITH YOUR CHECK.

I APOLOGIZE FOR ANY INCONVENIENCE THIS MAY CAUSE. ONCE WE HAVE ESTABLISHED A NEW BANK, YOU WILL RECEIVE NEW COUPONS.

IF YOU HAVE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT ME. THANK YOU.

LEE JENSEN  
HOA PRESIDENT  
407-977-2231

(No Coupon? Please tear-off and enclose with your payment.)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Lot# (if known): \_\_\_\_\_

Phone Number: \_\_\_\_\_



# Tailored Services

Lawn Maintenance Specialist

“We customize our service, to satisfy your needs.”



Licensed & Insured  
Commercial & Residential



MEMBER  
CENTRAL FLORIDA

Jeffrey Brown  
P.O. Box 195476  
Winter Springs, FL 32708  
PH: 407. 359. 4338  
TailoredServices@cfl.rr.com

“Quality, Efficiency and  
Reliability anchor our  
success”

Tailored Services  
Lawn Maintenance Specialist

Whether your area of  
concern is:

- Commercial Property
- Retail Property
- Rental Property
- Home
- Home Association
- Condominium Assoc
- Apartment
- Townhouse
- Church

Services Provided

- Mowing
- Edging
- Weeding
- Mulching
- Hedge Trimming
- Tree/Shrub Pruning
- Yard Cleanups
- Plant Replacement
- Trash Removal

We will handle your needs  
efficiently and responsibly.  
Contact Tailored Services  
today and receive a free  
estimate.

HOWELL CREEK RESERVE COMMUNITY ASSOCIATION, INC.

**Architectural Review Application**

The Homeowner understands and agrees that NO construction / change will commence in any manner or respect, until approval by the Architectural Review Board has been granted. The Homeowner is also informed that it may take as much as 45 working days for approval to take place. Forms are to be submitted to the **Architectural Review Board, c/o Sue Wilson, 235 Nandina Terrace, Winter Springs, FL 32708**. Approval will be given in writing.

Name: \_\_\_\_\_

Address: \_\_\_\_\_ Lot #: \_\_\_\_\_

Community: HCR EW Phone # \_\_\_\_\_ Alternate Phone # \_\_\_\_\_

E-Mail: \_\_\_\_\_

Anticipated Start: \_\_\_\_\_ Anticipated Completion: \_\_\_\_\_

**Home exterior changes include the following. Please "X" all that apply.**

**Exterior Paint:** *Application to include paint chips; 2'x4' sample + trim sample must be painted on front of house*

Whole House    Trim only    Door only    Fence Paint

**Addition / Change:** *Application to include color sample, photo, or brochure or item and description of installation*

Gutters    Screen Door    Exterior Door    Exterior House Lighting

**Addition / Change:** *Application to include site plan with change location indicated plus diagram, materials description, sample product, photographs, and other information as may be necessary to fully describe the project.*

Shutters/Awnings    Satellite Dish/Antenna    Fence    Pool    Generator

Home Addition    Re-Roofing    Chimney Addition/Change    Driveway Change

Landscaping Change    Play Structure    Cage Screening    Patio/Deck

Landscape Lighting    Propane Tank    Solar Panels    Sky Light    Spa

Other \_\_\_\_\_

\*\*\*\*\* *Failure to provide the above mentioned completed information will delay the approval process.* \*\*\*\*\*

**Description of Work:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

-----FOR ARB USE-----

Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

ARB Signatures: \_\_\_\_\_ Date: \_\_\_\_\_







## CONTACTS

### 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:

Lee Jensen—Temporary Chairperson

#### Howell Creek Reserve

Sue Wilson

Tina Kevish

#### Eagles Watch

Maureen Smith

Jerry Smoker

### Newsletter Advertising

Vacant

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

Surface Management Turf Services, Inc.

Chris Bogdan

407-323-8733

#### Irrigation

Water Right

Brian Patton

407-695-0355

