



Howell Creek Reserve/Eagles Watch Homeowner's Association Newsletter

June 2008

President's Message

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

Hello Everyone,

Here are the highlights from our May Board Meeting:

The sidewalk repairs are complete in both Eagles Watch and Howell Creek Reserve and the contractor did a nice job again. This was the second time we used this company. The last part of the job involves adjustments to three gutter sections in Eagles Watch to provide improved water flow and this will be completed in July.

We are in the process of refining two estimates that we received to install new pedestrian gates at the playground and pool entrance. The original gates are 13 years old and need replacing. They will be replaced with black aluminum gates which will be lighter and should have a long useful life.

We are starting discussions with a landscape architect regarding new landscaping at the Eagles Watch and Howell Creek Reserve entrances. The landscaping is 13 years old and it's time to start replacing many of the plants. For now, the entrances were trimmed, weeded and mulched which will provide us enough time to properly plan this project in terms of the type of plants we select and being cost effective as well.

The Architectural Review Board is reviewing two front door requests, one for storm doors and one for converting double doors to a single door. They will provide an opinion and guidelines in July.

We continue to closely monitor our landscape and fertilization contractors and are in contact with them regarding issues that we (The Board and Property Manager) see and that residents inform us of. It's a constant process to keep the landscape in good shape.

That's all for the main issues at the meeting. We have less projects on the table at this time and we will not meet in July. Our next meeting will be August 27th. However, please note that we still continue to manage the HOA on a daily basis.

Please remember that the third quarter assessments are due on July 1st and will be considered late after July 15th. Payment before the 15th will be greatly appreciated. Thanks.

Enjoy your summer!

Lee Jensen
(407-977-2231)



On-Street Parking Regulation

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

- The City of Winter Springs does not allow for resident on-street parking at all.
- We know that this is not always possible and there are times when **limited** parking on the street may be necessary, such as deliveries, lawn mowing, etc.
- **There is no overnight on-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 will allow emergency vehicles to pass through.

Winter Springs Police will enforce parking ordinance by issuing warnings and/or tickets.

HAIR CUTS TO-GO

(30 Years Experience)
I'll come to your home
Men - \$15.00 Ladies - \$18.00
Children - \$10.00 (Under 13)
Call Tim James 407-716-7118





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."

GARBAGE CANS.....Please note that garbage cans must be stored inside your garage or behind a screened area. They are not to be visible on the outside of your home. Do not leave garbage cans on your driveways on non-garbage pickup days.





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

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

Millennium Grounds and Waters

407-521-7141

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 SR 434, Suite 109
Winter Springs, Florida 32708
407-359-7581

RETAIL
HOLISTIC FOOD
&
HOLISTIC TREATS
SUPPLEMENTS



TOYS
SHAMPOOS
&
CONDITIONERS
LEATHER COLLARS
AND LEASHES

NEW PRODUCT
PETZLIFE ORAL CARE
SPRAY AND GEL
REVERSES ORAL
DISEASE SAVES 100's of
\$ on VET BILLS



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**





EAGLES WATCH BACKYARD FERTILIZATION

Millennium Grounds and Waters (our new fertilization contractor) is extending special pricing for the fertilization of Eagles Watch backyards and backyard shrubs and trees. The special pricing is as follows:

1. **Interior lots Fertilization & Pest Control Program, 6 applications per year:**
 - A. \$60/year for backyard lawn
 - B. Optional:** Add \$60/year for backyard shrubs and trees.
 - C. Optional:** Add Top Choice Fire Ant Protection Application once per year \$200 (Includes Front, Back and Sides), Guaranteed no fire ants in your lawn for one full year from date of application, and we will service the yard for free if we have to come back due to fire ant activity after the application is complete.
 - D. Billed once a year, pay for it now and forget about it for a year!
2. **Corner Lots Fertilization & Pest Control Program, 6 applications per year:**
 - A. \$90/year for backyard lawn
 - B. Optional:** Add \$60/year for backyard shrubs and trees
 - C. Optional:** Add Top Choice Fire Ant Protection Application once per year \$225 (Includes Front, Back and Sides), Guaranteed no fire ants in your lawn for one full year from date of application, and we will service the yard for free if we have to come back due to fire ant activity after the application is complete.
 - D. Billed once a year, pay for it now and forget about it for a year!

You can contact Millennium at 407-521-7141 and be sure to tell them that you are in Eagles Watch. If you want billing after each application instead of annually, please ask them for this.

Satellite Dishes (during Hurricane Season)

With the upcoming hurricane season we are asking residents that have a satellite dish to please be aware of forecasts that indicate winds requiring an outdoor cleanup of potential missiles to include your satellite dish. The dish can easily catch the wind and become a potential sail that could damage you or your neighbor's homes. Removal and replacement requires no skill and very little strength and in most cases can be removed with an adjustable wrench. If a homeowner removes the entire assembly, then the antenna would have to be aimed again. If only the dish is removed, aim is preserved.

Please remember this safety request during hurricane season. Thanks!





Conservation Area Regulations



We are very fortunate to have Conservation areas surrounding Eagle's Watch and Howell Creek Reserve. These areas provide a sanctuary for wildlife while also beautifying our community with natural Florida landscape.

The Homeowner's Association (HOA) holds the deed to the conservation areas adjacent to the HOA property. The HOA currently contracts with a mitigation consultant who is responsible for reporting to the St. John's Water Management District regarding compliance with 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. In other words, it must remain untouched by all residents. Failure to comply will result in substantial penalties assessed to the HOA and individual homeowner by St. John's Water Management District. We would also be in jeopardy of losing our deed to the property.

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. Prior to cutting any tree down, the HOA property manager must receive approval from our representative at St. John's Water Management District. Also, if approval is received, the tree will be cut down to fall within the conservation area where it will remain. This process is meant to mirror the natural life progression of trees within an uninhabited area. Therefore, the fallen tree would not be removed from the conservation property.

If you have any questions regarding the Conservation property, please contact our property manager, Diana McCreight at Vista Community Association Management, 407-682-3443, Ext. 231.



Landscape Irrigation Restrictions


Current watering restrictions prohibit watering lawns and shrubs between 10:00 a.m. and 4:00 p.m. Watering is allowed as follows:

Even numbered addresses: Sundays and Thursdays

Odd numbered addresses: Wednesdays and Saturdays.

Please note that the City of Winter Springs will have the irrigation water turned off on Mondays, Tuesdays and Fridays. They will also have the system turned off from 10:00 a.m. until 4:00 p.m. on the days we are allowed to water.

Please adhere to the schedule above in order to avoid any fines from the City of Winter Springs.



YEN YEN CHINESE Restaurant

**A TRUE NEW YORK
UPSCALE RESTAURANT IS NOW
IN WINTER SPRINGS**

"The Most Beautiful Restaurant In Winter Springs"

- **Sushi Bar**
- **30 Fine Wines**
- **Full Liquor Bar**
- **Exquisite Chinese Cuisine**

A Separate Dining Room For Private Parties Or
Business Meetings Up To 100 People.

**OPEN 7 DAYS A WEEK
LUNCH, EARLY BIRD & DINNER**

855 East S.R. 434, Suite 1161 • Winter Springs FL 32708

(Inside Villagio Shopping Plaza, Behind Trustco Bank)

407-327-9131

2nd Location: 2 N. Atlantic Ave. Cocoa Beach, FL 32931

Tel: 321-783-9512

BRING IN THIS ADD TO RECEIVE \$10 OFF WITH \$30 MINIMUM

PURCHASE.

食物





[Creative Mailbox & Sign Designs](http://www.creativemailboxdesigns.com)

www.creativemailboxdesigns.com

19048 E Colonial Dr
Orlando, FL 32820
(407) 568-7373

This is the company that installed the mailboxes in our community. If needed, they have parts and also can install replacement posts and/or mailboxes.

Howell Creek Reserve Homeowners

Pressure Wash Driveways and Sidewalk

2 Car Garage - \$75.00 / 3 Car \$100.00

Screen Enclosures - \$50.00

Free Quotes

Contact Tim Walz at 407-716-7118