



Howell Creek Reserve/Eagles Watch Homeowner's Association Newsletter

President's Message

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

MARCH 2008


Everyone,

Please note the pictures below. There is a broken light fixture, damaged fence and pavers damaged from fencing climbing. This destruction has been caused at the pool/playground area by unsupervised kids. Other damages include the basketball bench which has been pulled out and moved, garbage thrown all over the area, sand in the pool, rocks on the pool deck, and more. Because parents are permitting their children to be unsupervised at the pool area we are having an increase in vandalism in our neighborhood. As a result, our HOA has had to pay for the damages left behind. The police were dispatched twice to the area but by the time they arrived, the kids were gone. Additional patrols have been ordered, and if children are found in the pool area unsupervised, the parents will be contacted. Also, if HOA property is vandalized and we can prove who did it, charges will be issued and monetary damages will be collected. I understand that children may not realize the consequences of their actions, but we will hold the parents accountable for any act of property destruction. We have a great community area with the pool and playground and it needs to be treated with respect. Parents who live in EW and HCR, please make sure that your children understand this and also make sure that they are supervised while in the pool/playground area. Also, if we determine that the children do not live in our community, we will deal with this accordingly.



We continue to work daily on various maintenance issues. Our two largest projects involve fertilization and landscaping. We have hired a new fertilization contractor for Eagle's Watch homes and our common areas. They are Millennium Grounds & Waters and they come to us highly recommended plus our annual costs will not increase. They will be starting at the beginning of April and more information for Eagle's Watch will be available in the next two weeks.

Continued on next page






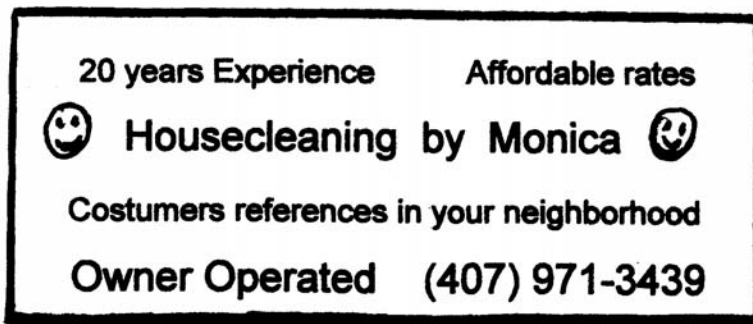
Presidents's message continued...

We are also working on landscape replacement and enhancement at the EW and HCR entrances. Our landscaping is 13 years old and it's time to replace and improve certain landscaping at our entrances. I will have more information on this subject in the next newsletter.

By now you should have received (via mail) information regarding our Annual HOA meeting which will be held on Wednesday, April 16, 2008 at 7:30 p.m. at the Wedgewood Tennis Villas. If you cannot attend please complete the proxy that you received and mail to Vista Community Management or drop off at Lee Jensen's home at 134 Nandina Terrace in Howell Creek Reserve or Janet Altenhoff's house at 104 Redtail Place in Eagle's Watch. All the current Board Members have agreed to stay on for another term but nominations at the meeting will be taken if additional residents are interesting in a position on the Board. We would then use ballots at the meeting to elect the seven Directors.

That's all for now. As always, if you have any concerns or questions, please feel free to call me.

Lee Jensen
407-977-2231

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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.



Summer Companion Needed for Female Junior High Student

Needed: Part-time help for summer.
High School Senior or older Person preferred.
Where: Winter Springs area
Howell Creek Subdivision
Duties: Act as companion to junior high student
Call for details: 407-971-0989
Ask for Lisa Olsen Schubiger

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cstaffordssz@gmail.com
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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 Round Pet Styling
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Winter Springs, Florida 32708
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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



WALKING YOUR DOG???

When you walk your dog(s) within the communities, you MUST pick up after them. It is NOT the responsibility of the property owners or our common area landscapers. Ignoring this rule is considered a health violation by the County Department of Health and corrective action will be taken by them. Please remember to take a bag along with you and discard any waste at your own residence. 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
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- **Keep bottom copy of this form for your verification**





Temporary and Other Structures (Including Propane Tanks)

Did you know that according to Section 6.5 of the Declaration of Conditions, Covenants, Easements and Restrictions, no temporary or other structures are permitted on the properties? Please read the following:

6.5 Temporary and Other Structures

No structure of a temporary character, or storage shed, utility shed or similar structure, green house, trailer, tent, mobile home, motor home, or recreational vehicle, shall be permitted on the Properties at any time either temporarily or permanently, except by the Declarant during construction. Further, none of said items may be used as a residence. No gas tank, gas container or gas cylinder shall be permitted to be placed on or about the outside of any Residence or on or about any ancillary building, unless approved by the Architectural Review Board, and if approved must be buried or screened and enclosed by a structure approved by the Architectural Review Board.



Eagle's Watch Watering

We need some attention please regarding the watering of your lawns. As you know even addresses can water on Thursdays. The problem is that some irrigation systems are going on just before or during the times when the crews are mowing the lawns. This has added to the problem of creating ruts from the lawn mowers. Additionally, it has been noted that the times for certain zones are set too long and there is too much water being applied. This also creates a dollar weed problem.

So here is what we need for those of you who water on Thursday, can you please check your irrigation system timer and water very early in the morning (before 6:00 a.m.) or after 5:00 p.m. Additionally, if you have stationary irrigation heads (and not rotors) you need to make sure that your zones are not set for too long of a time. For instance, between homes you may only need 5 to 10 minutes at the most. Some zones have been set for 20 minutes or more, which creates problems for general turf conditions. For areas with stationary heads that get more sun, you may need 15 minutes. It's a balancing act and you have to be aware of your watering habits. This will not only help in general turf conditions but will also assist landscape crews as well.

Changing the cutting day to Friday (if anyone was wondering) is not a good option for us, because if it rains on Thursday, we generally have Friday to make up. But Friday cutting would push it to the weekend, which is not a good option. Thursday is also a better day when most people are at work, school, etc. and we have less cars and residents in the community.

Your assistance will be greatly appreciated. If you have any questions, please call Lee Jensen. 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 adhere to the schedule above in order to avoid any fines from the City of Winter Springs.

