



Howell Creek Reserve/Eagles Watch Homeowner's Association Newsletter

President's Message

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

March 2007

Hello Everyone,

This is our first newsletter for 2007 and I hope that you are all doing well. We will be back on track this year to produce our newsletters each month. We ended 2006 in a successful financial position with \$4,748 of net income. The following is a brief summary of income and expenses for 2006:

	Actual	Budget	Over (Under)
Income	\$326,618	\$324,260	\$2,358
Expenses:			
Grounds Maintenance	\$167,434	\$161,560	\$5,874
Pool Maintenance	11,630	13,800	(2,170)
Management, Insurance and Legal	26,300	30,500	(4,200)
Contingency	106	2,000	(1,894)
Reserve Funding	116,400	116,400	0
Total Expenses	\$321,870	\$324,260	\$(2,390)
Net Income	\$4,748	\$0	\$4,748

Additionally, our December 31, 2006 ending balance in our reserves account was \$368,363. We will add \$100,600 to our reserves during 2007, however, we will be spending funds during 2007 for two necessary projects; sidewalk repairs and road resurfacing as follows:

- -Sidewalk Replacement – Sections of our sidewalks are extremely uneven, represent a trip hazard and need to be replaced to avoid injury to our residents. We are replacing these sections at a cost of approximately \$19,000.
- -Road Resurfacing – Many sections of our roads have failed due to the underdrain system failure from 6 years ago. As many of you know we replaced our underdrains 3 years ago and they are working well. Now it's time to resurface the roads for proper drainage, repairing the base under the asphalt in certain areas and most importantly to maintain and increase our property values. I have been writing about this in the newsletter for the past three years. Therefore, we will be signing a contract with Orlando Paving Company who is highly recommended by our Engineering Firm, the City of Winter Springs and others. The City has used this company for the past 6 years and are pleased with them. The approximate cost to resurface the roads will be \$300,000 which will leave us with about \$75,000 in reserves at the end of April and we should build our reserves to \$145,000 by year end. This is the major project that was approved at the 2006 Annual Meeting and is long overdue. After completing this project, we will remain in a positive financial position which is not shared by many gated communities. We have cautiously planned for this and will forward information to you before we start this project.





Continued from front page.

HELP!!! We need help in two areas; Architectural Review Board (ARB) Chairperson and Newsletter Advertising as follows:

- -ARB Chairperson – Michael Meaney has done an excellent job chairing the ARB Committee but stepped down due to increased job responsibilities. We appreciate everything that Mike and the Committee have accomplished. We need a replacement to Chair the ARB Committee. It is not time consuming and involves managing the paperwork and working with the ARB members. I need someone to step forward and take control of this as I am currently performing this job in the interim. Please contact me if you are interested. Mike will be glad to explain what is involved in Chairing the ARB. Once again, I cannot continue to do this for a long period, otherwise ARB approvals will come to a stop until someone helps with this. Please, I need a volunteer!
- -Newsletter Advertising – Michaëlle Waltz has managed the newsletter advertising and is moving from HCR. We thank Michaëlle for her efforts and will truly miss her. Please contact me if you can help with this task. It is not time consuming!

One last note. As you may have noticed, the Eagle's Watch pond on Vistawilla Drive has algae growth on the water surface. Our water maintenance company is working to correct this problem and it will most likely continue for at least the next 30 days so please bear with us as it will take time.

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

Lee Jensen




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.

(Phone: 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.....We need a volunteer to handle advertising, please contact Lee Jensen, 407-977-2231.

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.”



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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:

Vacant , Chairperson
Jerry Smoker
Sue Wilson
Tina Kevish
Maureen Smith

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

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 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.



To Our Dear Friends and Neighbors:

We would like to thank everyone for their support and prayers for our family during this very difficult time. Your kindness and thoughtfulness give us comfort and is so appreciated. Knowing we have such wonderful neighbors and friends gives us strength.

Fondly,

**The Wright Family
Sue, Justin & Alan**





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.**



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HOWELL CREEK RESERVE/EAGLE'S WATCH RESIDENT DIRECTORY

It's time to update our phone directory. Therefore, we need each resident to complete the form below and return to one of the following addresses:

Howell Creek Reserve:
Angie Jensen, 134 Nandina Terrace
Melissa Hamm, 155 Nandina Terrace

Eagle's Watch:
Janet Altenhoff, 104 Redtail Place
Charlotte Wasmund, 118 Goshawk

This list will contain confidential information. Distribution outside the Howell Creek Reserve and Eagle's Watch Homeowner's Association will not be authorized. This will be a list for private use only and may not be published. Unlisted numbers will be noted and respected as such.

If you do not return this form, only your name and address will be listed. Please return the completed form by March 31, 2007.

(Thanks in advance to Melissa Hamm who will be compiling the directory.)

DIRECTORY INFORMATION

Last Name(s)

First Name(s)

Address

Phone Number

Is your number unlisted? _____
If yes, can it be included in Directory? _____

