



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

**President's Message**

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

May 2008

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Hello Everyone,

**Before I present the latest Board Meeting highlights, I would like to address the anonymous note that was left in my mailbox: "Why are we fixing walks Most residents walk in the street". First, I am not sure why you did not leave a name so I could contact you to answer your question. Second, I believe that more residents use the sidewalks than the streets. Third (and the most important point), the HOA Board has the responsibility to protect residents from injury and to reduce our liability exposure, therefore the sections of sidewalks that have lifted and present a definite trip hazard are being replaced. So, there is your answer.**

Now for the highlights from the April 30<sup>th</sup> Board meeting:

- The selected sod replacement was completed in Eagle's Watch for areas with excess Bermuda. I walked the entire property with the contractor to inspect and to measure the new areas in order to confirm the amount charged to us. It checked out okay and for those of you who have new sod, please make sure you are watering properly.
- We reviewed the landscape plans for the entrances. As I have previously mentioned, we will be replacing some of the plants at the entrances as they are 14 years old and in need of replacement. The plan was disappointing and I have an appointment with the Urban Beautification Division Services Manager from the City of Winter Springs in order to get advice and contacts so we can get this job done using the proper landscape materials for our area in order to beautify our entrances and to make certain our landscape selections are long lasting. More details will be available later.
- We hired Aquablast to clean the pool deck, furniture, cabana roof and a portion of the Eagle's Watch wall. We are also getting quotes to replace the two entrance gates to the pool area. They are rusted and coming apart.
- A meeting with our landscape maintenance contractor, Southern Turf, is scheduled to discuss landscape maintenance issues within Eagle's Watch, the EW and HCR entrances and the pool area. You should notice an improvement in these areas.

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- The Board wants to make certain that all residents understand the importance of having house numbers on both the mailbox and homes. In case of an emergency, the police and fire department depend on those numbers and we have noted a few homes with no numbers on the house at all. For your safety please rectify this situation.

- On-street parking is an issue. The City of Winter Springs does not allow for resident on-street parking at all. However, we know that this is not reasonable and there are times when limited parking on the street is necessary, such as deliveries, lawn mowing, etc. Additionally, there is no overnight parking permitted in the community. When you are having a party you must tell your guests to park on the same side of the street, opposite the fire hydrants. Our streets are too narrow to park on both sides which prohibits emergency vehicles and residents from safely passing through.

- Lastly, please remember that our quarterly assessments (January, April, July and October) are payable by the 15<sup>th</sup> of the month in which they are due. If payment is not received by the 15<sup>th</sup> a penalty of \$50 plus interest is charged until we receive your assessment. We rely on these funds to pay our operating bills so please remember to pay on time.

We continue to work on various maintenance issues and are in daily contact with our property manager, vendors, etc. If you have any questions or concerns, please do not hesitate to contact me. Thanks.

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.





## **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 Round Pet Styling*  
1491 SR 434, Suite 109  
Winter Springs, Florida 32708  
407-359-7581

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\$ on VET BILLS





### **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**



### **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**



### **A Helping Paw**

On May 12, 2008, with wildfires raging in Volusia County and hundreds of family pets involuntarily relocated to the Volusia County Fairgrounds for temporary shelter, Hanna Hamm, Jade Matthews, and Yvonna Liszewski voluntarily canvassed Howell Creek Reserve to find generous souls that would contribute to the funding of much needed dog and cat food for these hungry and scared family members.

The generosity of Howell Creek Reserve came through with flying colors, as these innovative young leaders collected over \$120 in donations, (two \$20 donations, thank you very much!!!), which purchased over 160 pounds of dog and cat food for these temporarily homeless friends, which was delivered to the Fairgrounds Shelter with much welcome.

Thank You Hanna, Jade and Yvonna, for giving us just one more reason to be proud that we are members of the Howell Creek/Eagles Watch Community.





**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**

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Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
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- **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.

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### **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.



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### **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.