

Howell Creek Reserve Eagles Watch Newsletter

<http://www.adsbeus.com/howellcreek.htm>

PRESIDENTS MESSAGE

Hello Everyone,

On Monday, April 11th we held our Annual Homeowners Meeting. Thanks to those who attended or sent in proxies. Briefly, we discussed the following:

BOARD OF DIRECTORS

Lee Jensen
President/Director

Terry Even
Vice President/Director

Janet Altenhoff
Secretary/Director

Ann Barretta Treasurer/
Director

Paul Arnold
Director

Michael Meaney
Director

Alma Stachurski
Director

Financial Report – We presented the 2010 Income, Expenses and Reserve accounts. In 2010 we had income of \$331,385, expenses of \$330,090 and reserve deposits of \$124,100 that resulted in \$1,295 of net income. Considering the economy, we remain in a good financial position.

Reserves – As of December 31, 2010 we had \$384,830 in the reserve fund account. During 2010 we used Reserve funds to paint the cabana, install security cameras at the pool and entrances, replace the playground slide and perform conservation property tree maintenance. We will continue to adequately fund the Reserve account during 2011 per our Annual Budget.

Projects and Other Business – Our projects for 2011 include replacing the community pool fence with a 7' tall fence that is consistent with the fencing along Vistawilla and various sidewalk replacement as needed. Additionally the cameras are providing useful service, such as two separate incidents at the Eagles Watch entrance where the gate and monitor were damaged and we were able to identify the trucks and obtain reimbursement for the damages.

The Board of Directors were voted in again and consist of Janet Altenhoff, Paul Arnold, Terry Even, Michael Meaney, Alma Stachurski, Ann Barretta and me. Thanks again to these residents for their dedication and contributions to managing our HOA. Also special thanks to the ARB Committee (Pam Woodard, Jerry Smoker, Maureen Smith, Tina Kevish and Sue Wilson), Janice Blachstein for newsletter publishing, Sarah Faughnan for newsletter advertising, Wayne Nelson for our community website, Nancy Cox for the annual community garage sale and entrance holiday decorations and Bill Maish for community pool reservation management. Please note that David Owji has assumed the role as the community pool reservation coordinator. We have a great group of volunteers.

PROPERTY MANAGER

Diana McCreight

Vista Community Association
407-682-3443 x231

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Lastly, please note the following regarding the community pool and a couple of maintenance items:

The community pool closes each day at 8:30 p.m. We set the hours for liability and vandalism control purposes. There have been kids in the pool area late at night past closing time and we have been able to identify this activity thanks again to the camera system. Please note that no one is permitted in the pool area past closing and will be removed by Winter Springs Police. The pool is a great asset and we will take the necessary steps to ensure safety and longevity of the pool, cabana, furniture, etc.

For emergency purposes please make sure that your address is on your house and mailbox. Winter Springs Police and County Fire and Ambulance services rely on house numbers to find a resident in an emergency situation.

The Post Office has requested that the mailboxes be free of overgrown trees and shrubs. If you have a tree that has grown past the mailbox, please have it trimmed back to allow mail delivery without interference from overgrown landscaping.

For Howell Creek Reserve residents, please note that the speed limit is 20 mph and there are stop signs in the community. We have residents walking and children playing in the area. For everyone's safety please observe the "Stop" signs.

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

Thank you.

Lee Jensen
407-977-2231

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) must comply with St. John’s Water Management District conservation property laws. No resident is allowed to remove vegetation, plant additional vegetation, or build or place any physical structures within any of the conservation areas. Failure to comply will result in substantial penalties assessed to the HOA and individual homeowner by St. John’s Water Management District.

Please note that if you believe that a tree is dead or infected in the conservation area and could potentially fall within your own property, please contact our property manager, Diana McCreight.

COMMUNITY INFORMATION

NEW TO THE NEIGHBORHOOD..... If you have not received a Welcome Packet, please contact Vista Community Association Management, Diana McCreight, 407-682-3443, Ext. 231.

FENCE MAINTENANCE.....If you have a fence, please check the appearance and clean or repaint 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.

BLOCKING OF SIDEWALKS.....To ensure the safety of residents, 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.

EXTERIOR IMPROVEMENTS TO YOUR HOME.....Architectural Review Board (ARB) approval is required **PRIOR** to starting a project. All residents are strongly encouraged to read your Declaration of Covenants, Conditions and Restrictions (CCR). By maintaining the standards of our Covenants we will maintain the value of our respective homes and community. Please use the approved ARB form **BEFORE** any work has begun and allow 30 days for approval. Failure to do so could result in the removal of the alteration. The ARB form is located on our website at www.adsbeus.com/howellcreek or from our Property Manager, Diana McCreight at 407-682-3443, Ext. 231.

STREET PARKING REGULATIONS.....There is no overnight on street parking permitted. When having a party, guests must park on the same side of the street (opposite side of the fire hydrants). This allows emergency vehicles to pass through. Also, do not park across from a resident driveway.

LANDSCAPE IRRIGATION RESTRICTIONS.....The City of Winter Springs prohibits landscape watering between 10:00 a.m. to 4:00 p.m. Please irrigate only on the following days:
Even numbered addresses: Sunday and Thursday
Odd numbered addresses: Wednesday and Saturday

MAILBOXES.....The company that installed the mailboxes in our community is Creative Mailbox Designs (Phone: 800-804-4809).

CONTACTS

Pool & Playground & Party Scheduling

David Owji, 407-366-0062 Form on our website

Landscaping— Southern Turf www.southernturf.net

Brian Marotta (Owner) 407-273-8388

Chemicals—Southern Turf www.southernturf.net

407-273-8388

Irrigation—Water Right

Brian Patton 407-695-0355

Pool Keys, Remotes & Gate Codes

Eagles Watch— Charlotte Wasmund 407-366-6883

Howell Creek Reserve—Angie Jensen 407-977-2231

Publisher

Janice Blachstein Giannis52@hotmail.com

Put NEWSLETTER in subject line

Newsletter Advertising (Full Page Insert Only)

Sarah Faughnan 407-359-3145

HOWELL CREEK AND EAGLES WATCH WORKERS

BABYSITTING

- Jocelyn Matthies 13 407-488-3345
- Katie Wilson 15 407-977-9294
- Jade Matthies 13 407- 971-2014 /Cell 407-488-3036
- Carly Bennett 13 407-971-0608
- Anastasia Hulet 17 407-359-1802
- Kyle Kierstead 16 407-470-9699 / 321-765-4554

PET SITTING

- Jocelyn Matthies 13 407-488-3345
- Katie Wilson 15 407-977-9294
- Anastasia Hulet 17 407-359-1802
- Dog Walking Too
- Jade Matthies 13 407-971-2014 / Cell 407-488-3036
- Amanda Duff 13 407-366-8010
- Carley Bennett 13 407-971-0608
- Kyle Kierstead 16 407-470-9699 / 321-765-4554
- Emily Marra 407-977-8533

****TO BE ADDED/DELETED OR CHANGED:
DROP A NOTE AT 134 NANDINA TERRACE.**

ARB REVIEW BOARD CONTACTS

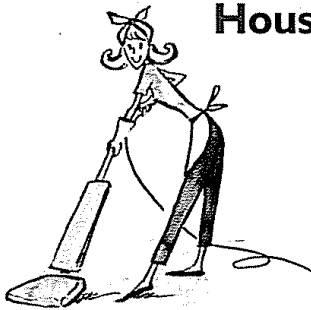
Pam Woodard—Chairman - EAGLES WATCH—407-359-1823

Maureen Smith, Member—EAGLES WATCH 407-542-6592

Sue Wilson, Member—HOWELL CREEK RESERVE 407-977-9294

Jerry Smoker, Tina Kevish (unlisted)

**BOARD MEETING
June 29, 2011
Wedgewood Tennis**



Housecleaning by Monica

Residential & Commercial

Weekly/Bi-Weekly/References

Affordable

Over 20 Years Experienced

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407-971-3439

