

Howell Creek Reserve Eagles Watch Newsletter

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

P R E S I D E N T ' S M E S S A G E

Hello Everyone,

I hope that you are all doing well. Here are a few highlights from our October Board meeting.

BOARD OF DIRECTORS

Lee Jensen
President/Director

Vacant
Vice President/Director

Janet Altenhoff
Secretary/Director

Scott Wasmund
Treasurer/Director

Paul Arnold
Director

Terry Even
Director

Alma Stachurski
Director

The 2010 Budget was approved with **no** dues increase for next year. Our expenses are estimated to remain relatively the same from 2009 to 2010 with one exception. We created a bad debt expense item in the "Management & Administrative" category to accrue for the possibility of the non-payment of quarterly dues. Currently we have six homes that are past due and we are working within the legal boundaries to collect the outstanding amounts. Overall, our financial position continues to remain strong with an estimated reserves balance at year end of approximately \$300,000. The following is a brief summary of our expense categories and a detailed statement will be mailed to all residents with the new coupons later this month.

HOWELL CREEK RESERVE COMMUNITY			
2010 APPROVED BUDGET			
	<u>2009 Budget</u>	<u>2009 Estimate</u>	<u>2010 Budget</u>
Income	324,500	326,030	323,400
Expenses			
Grounds Maintenance	146,800	142,211	143,500
Pool Maintenance	12,000	12,178	13,100
Management & Administrative	30,900	41,959	42,700
Contingency	0	0	0
Reserves for Replacement	134,800	134,800	124,100
Total Expenses	324,500	331,148	323,400
Net Income From Operations	0	-5,118	0

PROPERTY MANAGER

Diana McCreight

Vista Community Association

407-682-3443 x231

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We are also working on:

- Collecting outstanding dues.
- Reviewing proposals for the installation security cameras at the entrances and pool area.
- Landscape maintenance, tree trimming, fertilization, etc.
- Landscape replacement at the community pool area.

Please watch for your 2010 Dues Coupon book. You will receive it along with the approved 2010 Budget statement.

One additional note. I would like to thank Nancy Cox for coordinating our annual community garage sale. She did a great job!

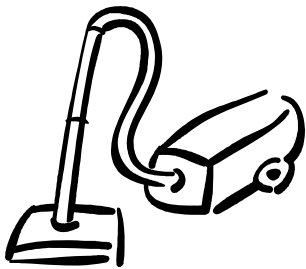
As always, if you have any questions, please do not hesitate to call me. Thanks. Lee Jensen
407-977-2231

ON-STREET PARKING REGULATION

Please note that on-street parking is regulated by the City. We all must adhere to the following: The City of Winter Springs does not allow for resident on-street parking at all. There are times when limited parking on the street may be necessary. There is no overnight on the 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 allows emergency vehicles to pass through. Winter Springs Police will enforce the parking ordinance.

MONICA'S CLEANING SERVICE



Monica Rodriguez
965 Wedgewood Drive
Winter Springs, FL 32708

Phone: (Home) 407-971-3439
(Cell) 407-415-9150

Monica's Cleaning Services are
Customized to meet the needs
Of each individual customer
With detailed services.

EAGLES WATCH SOD REPLACEMENT

Please note that sod was recently replaced at Eagles Watch homes that experienced chinch bug damage. If you received sections of new sod, please make sure you water it daily for the next two weeks.

Have A Happy Thanksgiving

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.

The ARB is an important function of our communities. 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 is 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 you can contact our Property Manager, Diana McCreight at 407-682-3443, Ext. 231.

LANDSCAPE IRRIGATION RESTRICTIONS

The City of Winter Springs prohibits watering lawns & shrubs between 10:00 a.m. and 4:00 p.m. In order to avoid a fine from the City and to conserve water, please irrigate as follow:

Even numbered addresses:
Sundays or Thursdays

Odd numbered addresses:
Wednesdays or Saturday.

**WE ARE NOW ALLOWED
TO WATER ONE DAY A
WEEK.**

CONSERVATION AREA REGULATIONS

We are very fortunate to have Conservation areas surrounding our community to provide a sanctuary for wildlife and a variety of natural Florida landscape.

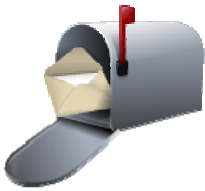
The Homeowner's Association (HOA) must comply with St. John's Water Management District conservation property rules. No resident is allowed to remove vegetation, plant additional vegetation, or build or place any physical structures within any of the conservation areas. It must remain untouched. Failure to comply will result in substantial penalties assessed to the HOA and individual

homeowner by St. John's Water District. 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 to our HOA property manager who will contact our representative at St. John's Water Management District. Please note that St. John's will determine if the tree will be cut down to fall within the conservation area where it will remain or will be removed completely.

CREATIVE MAILBOX DESIGN

www.creativemailboxdesigns.com

**19048 E Colonial Dr
Orlando, FL 32820
800-780-7629**



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.

CLEANING BY CARRIE

weekly, biweekly, move in/out

Carrie Kouba

Affordable and dependable

220 Twelve League Cr.
Casselberry, FL 32707

407-463-1038
skouba@earthlink.net



CONTACTS

Pool & Playground & Party Scheduling
Bill Maish - 407-977-4406

Landscaping— Southern Turf
Brian Marotta (Owner) 407-273-8388

Lawn Service (Chemicals) TruGreen
407-657-3400

Irrigation—Water Right
Brian Patton 407-695-0355

Pool Keys, Remotes & Gate Codes
Eagles Watch— Charlotte Wasmund 407-366-8883
Howell Creek Reserve—Angie Jensen 407-977-2231

Publisher
Janice Blachstein Giannis52@hotmail.com

HOWELL CREEK AND EAGLES WATCH WORKERS

Babysitting
Jennifer Senkel 18 407-366-2964
Nikki Hagler 16 407-971-2937
Katie Wilson 15 407-977-9294

Petsitting
Nikki Hagler 16 407-971-2934
Katie Wilson 15 407-977-9294

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

ARB REVIEW BOARD

Pam Woodard
Chairman 407-359-1823

Tina Kevish
Member Unlisted

Jerry Smoker
Member Unlisted

Sue Wilson
Member 407-977-9294

Maureen Smith
Member 407 542-6592

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.....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.

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.

BOARD MEETING

November 18th, 2009 at 7:30

Wedgewood Tennis

If Street Light Is Not Working....

If you notice a streetlight that is not working properly there is an easy way for you to report it. First, get the number from the tag on the light post. Then go to the website “Progress-Energy.com”, then Florida, residential, request streetlight repair, in right column, follow the prompts. This would be for lights completely out, going on and off or staying on 24/7. Thanks for helping.



\$35/Hr
In home
service or
Pick-up and
Delivery

Our Focus is on Service

- Setup and Installation
- Free Initial evaluation and quote
- Trouble shooting and Repair
- Optimization
- Memory Upgrades
- Software and Hardware Installation
- Internet Setup
- Wireless Connectivity and inside camera for remote Internet access
- Network Setup
- Inside camera for remote Internet access.
- Consulting, Training, Recommendations
- Quarterly Maintenance

“We don't fix it. You Don't Pay”

(Windows Operating Systems)

Your Computer got you Down?

- Is your computer running slower than usual?
- Are you tired of waiting for the system to catch up with you?
- Does it hang up in the middle of your work?

Perhaps we can help.

Ask us about Remote Access to Diagnose your problems! After-hours and Weekend Service available.

Let
Computer Works
Clean-Up and
Maintain
A Healthy
System for you!



100% Referenceable
Clients

**We'll Install the following Bundle of
Freeware Programs, proven to enhance
and maintain your system's operation.**

Grisoft AVG Anti Virus Protection
Malwarebytes for Malware
CCleaner for registry maintenance
Windows Advanced Systems Care
Smart Defrag
Revo Uninstaller
And for added functionality.....
Mozilla Firefox Browser
Mozilla Thunderbird Email

*After-hours and Weekend Service
Available*



**Computer Works
Of
Tuscawilla, LLC**

**Tel: 407-230-5500 Cell
407-977-9706 Office**

Email: harvest111@bellsouth.net