

# Howell Creek Reserve Eagles Watch Newsletter

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

## PRESIDENTS MESSAGE

Hello Everyone,

Happy Holidays to all of you. I hope that you have a great Holiday Season.

Before I provide the Board highlights, I want to comment on the conservation property that surrounds our community. This property is deeded to the HOA and is governed by St. John's Water Management District. No alterations of any type can be made on the conversation property without the express approval from St. John's Management Personnel. Altering the conservation property, which could include but not limited to: removal of plants, cutting down trees, removing tree stumps, planting of landscape materials and placing decorative items in the property is strictly prohibited. Unapproved alterations of any type can result in a substantial fine to the HOA and resident including the cost to return the property to its natural state. Please keep this in mind, especially if your home is adjacent to the conservation property.

Here are a few highlights from our November management activity:

The 2011 Coupon Books and Approved Budget were mailed to each resident. If you have not received them please contact Diana McCreight at Vista Community Management. As stated in the October newsletter, the budget was approved with **no** dues increase for next year. Our financial position continues to remain strong with an estimated reserves balance at year end of approximately \$300,000. We are very fortunate considering the current economic conditions.

The following is what we accomplished in the past month:

- Pressure washing of walls and sidewalks in the common areas that were in need of this cleaning.
- Replacing the sand at the playground area. (It has not been replaced in several years).
- Detailed landscape maintenance at the community pool.
- Walk through at Eagles Watch for sod replacement and other maintenance items.
- Pedestrian gate lock repairs at the EW and HCR entrances.
- Initial networking of the camera gate systems,

I would like to thank Nancy Cox, Alma Stachurski and Janet Altenhoff for decorating our entrances for the Holiday Season. The entrances look great!

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

Lee Jensen  
407-977-2231

## BOARD OF DIRECTORS

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## PROPERTY MANAGER

Diana McCreight

Vista Community Association

407-682-3443 x231

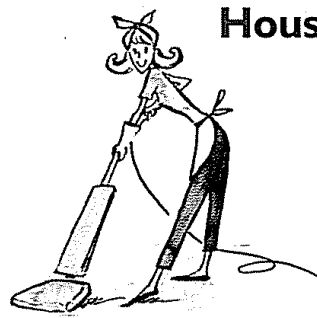


## Conservation Area Regulations

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 Management 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.



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## 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.

The ARB form is located on our website at [www.adsbeus.com/howellcreek](http://www.adsbeus.com/howellcreek) or you can contact our Property Manager, Diana McCreight at 407-682-3443, Ext. 231.

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## 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 and Thursdays

Odd numbered addresses: Wednesdays and Saturday.

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## WALKING YOUR DOG

When you walk your dog(s) within the communities, please pick up after them. It is not the responsibility of the property owners that you allowed your dog to leave waste on or our landscapers for the common areas. Ignoring this rule is considered a health violation by the Seminole County Department of Health and will be enforced by them. Please remember to take a bag along with you and discard any waste at your own residence. Thank you.



### CREATIVE MAILBOX DESIGN

[www.creativemailboxdesigns.com](http://www.creativemailboxdesigns.com)

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**THIS IS THE COMPANY THAT INSTALLED THE MAILBOXES IN OUR COMMUNITY. IF NEEDED,**

## O N - S T R E E T P A R K I N G R E G U L A T I O N

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.

Do not park across from someone's driveway.

Winter Springs Police will enforce the parking ordinance.

### **FOR EAGLES WATCH RESIDENTS**

Alma Stachurski, Southern Turf Management and I completed a detailed walk through and inspection of all 110 homes in Eagles Watch the Tuesday before Thanksgiving. This was done to inventory the sod that needs to be replaced at various EW front yards. Southern Turf will be providing a quote to the HOA Board.

Please note that we found several irrigation systems that were either turned off or not working. As a result of this, the turf at these homes looks bad and is not the result of maintenance issues with our landscape contractor. We noted the addresses and will be contacting the residents whose irrigation system boxes are not working.

One of the best things that you can do is to check your irrigation system to make sure that it is set correctly (zone times, days to water, watering start times, etc.). If you have the original Rain Bird system, you can run a test of the system. At the control box, make sure that the Dial is set to "Auto", press both arrows at the same time and hold them down. The system will start and each zone will run for 2 minutes. Walk around and check each zone to make sure that all irrigation heads are working. If you need assistance, please email Alma Stachurski at [nandas@bellsouth.net](mailto:nandas@bellsouth.net) or call her at 407-492-0995. She is glad to help you with this.

We anticipated replacing the sod in December, but when the weather turned cold in November, we have delayed this action until we have steady warmer weather. It would be financially irresponsible for us to replace sod now during the unexpected cold weather. We will replace as soon as possible weather permitting.

If you have any questions regarding your front yard maintenance, please email Alma Stachurski ([nandas@bellsouth.net](mailto:nandas@bellsouth.net)) and copy Diana McCreight ([dmccreight@vista-cam.com](mailto:dmccreight@vista-cam.com)). (If you do not have a computer, please call Diana McCreight at 407-682-3443, extension 231.)

If you have any questions or concerns, please feel free to contact me. Thank you.  
Lee Jensen

**CONTACTS**

**Pool & Playground & Party Scheduling**

Bill Maish - 407-977-4406 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**

Sarah Faughnan 407-359-3145

**HOWELL CREEK AND EAGLES WATCH WORKERS**

**BABYSITTING**

- Jocelyn Matthies 13 407-488-3345
- Jennifer Senkel 18 407-366-2964
- Katie Wilson 15 407-977-9294
- Jade Matthies 13 407- 971-2014 /Cell 407-488-3036
- Carly Bennett 13 407-971-0608

**PET SITTING**

- Jocelyn Matthies 13 407-488-3345
- Katie Wilson 15 407-977-9294
- Anastasia Hulet 15 407-359-1802
- Dog Walking Too
- Jade Matthies 13 407-971-2014 / Cell 407-488-3036
- Amanda Duff 13 407-366-8010

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

**ARB REVIEW BOARD CONTACTS**

Pam Woodard  
Chairman 407-359-1823

Tina Kevish  
Member Unlisted

Jerry Smoker  
Member Unlisted

Sue Wilson  
Member 407-977-9294

Maureen Smith

**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**

**January 26, 2011**

**Wedgewood Tennis**



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