



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

## President's Message

Visit Our Webpage

November 2005

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

Hello Everyone,

By the time you receive this newsletter, we will be celebrating Thanksgiving. It's hard to believe that the end of 2005 is approaching fast.

At the October Board meeting we had our regular agenda including the 2006 budget discussion. Here are some of the highlights:

- Once again, Terry Even has made repairs. This time he fixed the pedestrian gates and at no cost to the HOA. Thank you Terry!
- The perimeter of the conservation areas will be sprayed for nuisance materials (vines, etc.) on a rotating bi-monthly basis between EW and HCR. This will be done to increase the life of the natural Florida plants/trees in order to control costs for trimming and/or removal of trees that become diseased or die due to the nuisance materials.
- We are still searching for a licensed and insured contractor to make sidewalk repairs. If you know of someone, please contact me.
- The crack in the pool was repaired. We are waiting for the engineer's report.
- The longest discussion involved the budget. The preliminary budget that was sent to all residents in October was approved. You will be receiving your 2006 dues coupons and will notice a modest increase in the dues for next year. For 2005, we worked diligently to control expenses and estimate that income will equal expenses and reserve account funding. For 2006, there will be an increase in landscape and fertilization maintenance. These vendors have not changed their prices for two years. However, with rising expenses for fuel, insurance and employee costs, they increased our two year contract by 3%. We also expect increased costs for streetlight electricity, conservation area maintenance and property management fee. We added two new items: mulch (we have extensive landscape beds) and a small contingency account for unexpected items. As customary, we will closely monitor expenses and continue to perform various repairs ourselves. With all this said, the dues per quarter will be:

	<u>2005</u>	<u>2006</u>
<u>Howell Creek Reserve</u>	<u>\$240</u>	<u>\$255</u>
<u>Eagle's Watch:</u>		
Base Dues	\$240	\$255
Landscape Maintenance	\$120	\$125
<u>Total Eagle's Watch</u>	<u>\$360</u>	<u>\$380</u>

This will be the last newsletter for 2005. We will start up again in January. On behalf of the Board, I wish everyone a happy and safe holiday season. As always, if you have any questions, please do not hesitate to call me.

Lee Jensen  
(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**.....If you are interested in advertising in the newsletter, please contact Michaëlle Walt (407-365-6677).

**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.

**BUS STOP SAFETY**.....Please watch for the elementary school bus in the morning and afternoon. No passing is permitted in the community when the warning lights are flashing on the bus. Also, no one is permitted to pass the bus starting from behind it and along its side whether or not the lights are flashing. This is serious and our children's safety is at stake. Please adhere to the traffic and safety laws of Florida.

**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.





## 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:

Michael Meaney, Chairperson  
Mary Balanda  
Lori Marra  
Diana Ryan  
Jerry Smoker  
Sue Wilson  
Tina Kevish

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:

<b>Landscaping</b>	Southern Turf Bill Jessee 407-273-8388
<b>Chemical</b>	Four Seasons Lawn & Pest Control Tom Iverson 407-381-5766
<b>Irrigation</b>	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.



### Approved Architectural Review Applications\*


Status of applications reviewed between ARB meetings using the paint approval process:

<u>Residence</u>	<u>Description of Work</u>
189 Nandina Terrace	Exterior paint
127 Redtail Place	Exterior paint
227 Nandina Terrace	Exterior paint
104 Shellflower Cove	Roof replacement
112 Redtail Place	Exterior paint
102 Goldenrain Cove	Door Paint

Status of applications reviewed at October 26<sup>th</sup> meeting:

<u>Residence</u>	<u>Description of Work</u>
109 Golden Crest	Exterior paint
181 Nandina Terrace	Remove landscape island and re-sod
179 Nandina Terrace	Exterior paint
148 Peregrine Court	Exterior paint

\*Does not include pending or denied applications.







HOWELL CREEK RESERVE COMMUNITY ASSOCIATION, INC.  
**Architectural Review Application**  
 EXISTING HOME FORM  
 Premier Community Managers, Inc.  
 1255 Belle Avenue, Suite 167, Winter Springs, FL 32708

The Homeowner understands and agrees that NO construction will commence in any manner or respect, until approval by the Architectural Review Board has been granted. The Homeowner is also informed that it may take as much as 45 working days for approval to take place. **Forms should be submitted to the attention of Architectural Review c/o Mary Balanda @ 124 Redtail Place (EW) or Mike Meaney, 104 Sisso Cove (HCR) or Sue Wilson, 235 Nandina Terrace (HCR).** Approval will be given in writing.

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Lot #: \_\_\_\_\_ Anticipated Start: \_\_\_\_\_ Anticipated Completion: \_\_\_\_\_  
 Community: \_\_HCR\_\_ EW Phone # \_\_\_\_\_

**Please give a complete description of the requested changes. Include lot survey, site plans, diagrams, color chips, materials description, sample products, photographs. All requests must be accompanied by a minimum of a site plan and contractor's plans (if applicable).**

Home exterior changes include the following. Please "X" all that apply.

- |                    |                      |                            |
|--------------------|----------------------|----------------------------|
| Fence ( )          | Home Addition ( )    | Satellite Dish/Antenna ( ) |
| Exterior Paint ( ) | Gutters ( )          | Play Structure ( )         |
| Whole House ( )    | Shutters/Awnings ( ) | Screen Door ( )            |
| Trim ( )           | Chimney ( )          | Driveway ( )               |
| Exterior Door ( )  | Pool ( )             | Landscape ( )              |
| Cage Screening ( ) | Patio/Deck ( )       | Lighting ( )               |
| Propane Tank ( )   | Solar Panels ( )     | Spa ( )                    |
| Other ( )          |                      |                            |

Description of Work : \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\*\*\*Failure to provide the above mentioned completed information will delay the approval process.\*\*\*

Date received in office: \_\_\_\_\_ Date Received by ARB: \_\_\_\_\_ Approved: \_\_\_ Disapproved: \_\_\_\_\_

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

ARB Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 \_\_\_\_\_

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

Please see our website for additional forms.





1300 E. Michigan Street  
Orlando, Florida 32806



David Owji  
Realtor®



Office (407) 897-5400 Ext. 316  
Toll Free (800) 826-2910  
Cell. (407) 252-5276  
Pager (407) 945-0707  
E-mail davidowji@homevest.com

## BUYING, SELLING

(Or Just Some Friendly Advice)

Whatever your real estate needs. I am always at your service. I have a track record of success and a long list of customers. I'd be honored to add you to that list. Thank you!

***Time Is Money***

### Luminaria

The Tuscawilla Pioneer Garden Club has changed the date to ***Light Up Tuscawilla*** to December 18<sup>th</sup> this year. Hopefully, this will allow more homes to participate. Look for order forms in your mailbox or call Angie Jensen (407-977-2231) to order your kits. As always, the kits are \$5 for a set of 10. Let's help ***Light Up Tuscawilla*** on December 18<sup>th</sup>, and be sure to check out the 500 luminaria displayed at the entrance fountains.