



Howell Creek Reserve/Eagles Watch Homeowner's Association Newsletter

President's Message

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

October 2005

Hello Everyone,

The topic this month is "Violations", also known as Doorknocker Notices, Violation Letters and my personal favorite that some residents have nicknamed, "Nasty Grams". Seriously, our goal is to uphold the covenants and restrictions as set forth in our deed restricted documents. In order to do this we need to ensure that the exterior of homes in our community are maintained at acceptable standards.

First, let me state that it is a pleasure to look around our community and see that the homes are beautifully maintained and many times improved beyond the original construction. This is truly appreciated. I know that with our busy lives, it's not always easy to find the time to work outside in our yards or on the exterior of the house itself, especially in the heat of the Central Florida!

It has been a customary practice for many years to note when an exterior condition at a residence might need attention. We do understand work schedules, illness, timing of contractors, etc. With the hurricanes last year, we temporarily stopped the notification process. The Board did not think that it was fair with the uncontrollable weather circumstances to expect that all exteriors of homes and yards could easily be maintained. We slowly started the process again over the past few months and now resumed regular violation notification. Please do not take it personal if you receive a notice. The process is as follows:

1. If a possible problem is noted, the resident receives a friendly doorknocker notice notifying them that something on the exterior of their home (roof, fence, lawn, paint, etc.) needs attention. The resident is given 15 days to correct.
2. If there are circumstances and additional time is needed, a phone call to the property manager can extend the correction for another 15 days.
3. If no action is taken to correct and the property manager has not been contacted, a formal violation notice is sent. The wording is a bit stronger, but not threatening and reminds them of the Board's responsibility to enforce the deed restricts and "asks" for their compliance this time within 30 days.
4. If the resident does not repair the problem, they are sent a final violation letter which is certified and reminds them that the Board "could" take legal action if they fail to comply. It is very rare for us to issue this type of letter. There have only been a handful of circumstances in the past 9 years and we have resolved them.





In summary, it is the responsibility of each homeowner to maintain their property, both home and yard. We all purchased our homes in a deed restricted community and therefore we expect to live in a place that will hold and increase its value and will be aesthetically pleasing. Should you receive one, your cooperation is truly appreciated. But remember, if there are circumstances that prevent you from correcting the problem within the requested timeframe, please do not hesitate to contact Gary House or me.

We continue to work on pending maintenance items. By the time you read this the pool will be examined to determine if the crack near the 5 foot marker is serious. It has not affected the pool shell, we are not losing water and there are no ground depressions surrounding the area. Also, we still need a contractor to perform several sidewalk repairs. If anyone knows a reputable and insured contractor that can perform this type of job, please contact Gary House or me.

Don't forget that we will be preparing the operating budget for next year. At our October meeting we will discuss the budget in detail. Please watch for an announcement and budget draft that will be mailed to you in advance of the meeting.

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

Lee Jensen
(407) 977-2231



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. There are many instances where parents are walking or bike riding with their young children and they are forced to go in the street. We would appreciate your cooperation with this safety issue.



Bus Stop Safety

There was a recent incident at the elementary school bus stop in HCR where a person in a car became impatient waiting behind the school bus with its red lights flashing and drove around the bus before the children were seated. This is to remind everyone that 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. They are applicable within our community.



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.

Your assistance will keep our community looking great!



Board Meeting
Wednesday, October 26th.
Wedgewood Tennis Villas
7:30 pm

STOP SIGNS

We have stop signs at several intersections in Howell Creek Reserve and Eagles Watch. Many of you do not stop at these signs. They are enforceable by law and the Winter Springs Police department will issue tickets. More important is the fact that we have young children living near these intersections. Please spread the word to all drivers in your house that the speed limit is 20 mph and that they must stop at all Stop Signs.





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:

Landscaping Southern Turf

Bill Jessee
407-273-8388

Chemical Four Seasons Lawn & Pest Control

Tom Iverson
407-381-5766

Irrigation 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.



No Swimming or Boating in Ponds

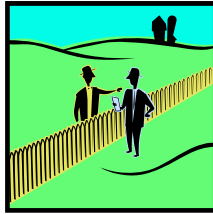
For the safety of all residents, no swimming or boating is allowed in any of the ponds and creek behind the HCR homes. Also, do not cut through any resident yard to get to the pond or creek. Please do not stand on any of the drainage structures. Parents, please make sure that your children are aware of this. We want your children to be safe. Thanks!





NEW TO THE NEIGHBORHOOD???

If you are new to the neighborhood and 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).

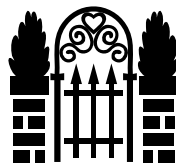


EXIT GATES

Just a reminder to everyone regarding how the gates close at both HCR and EW. Please note that 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 and the system will start the timing process and will eventually close the gates.

For Eagle's Watch, if you have stopped and the front of your car is beyond the stop sign, chances are that you are 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.

You can see the sensor area engraved in the pavement just beyond the exit gate. Please keep this in mind when you leave the development and are delayed when turning onto Vistawilla. We wanted you to be aware of the gate closing process for your safety. If you have any questions please do not hesitate to call me, Lee Jensen, 407-977-2231.



Advertising Information:

Classified Ads are going to be free to any HCR/EW homeowner. A classified ad is thought to be one where a resident is attempting to sell some merchandise e.g. furniture, tools, etc.

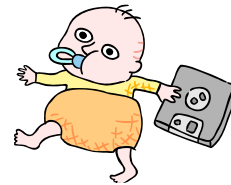
Business Ads will be charged depending on the size of the ad. A business ad is going to primarily revolve around individuals or firms offering a service.

The only exception is for services offered by children under the age of 18 e.g. babysitting, yard work, etc.

These will be free and we hope to encourage our neighborhood children to offer their services to the neighborhood.



HCR/EW Workers



Name	Age	Service	Phone#
Matthew Strickland	14	Lawn Mowing	407-366-7417
Christina Strickland	13	Babysitting/Pet Sitting	407-366-7417
Jennifer Senkel	16	Babysitting	407-366-2964
Nikki Hagler	14	Babysitting/Pet Sitting	407-971-2934
Taylor Joseph Hagler	12	Petsitting	407-971-2934
Erin Vaughn	13	Babysitting/Pet Sitting	407-366-8278
Monica Chun	14	Babysitting	407-366-8278

(To be included in this list, drop a note in the mailbox at 134 Nandina Terrace and include your name, address, phone and age)



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: _____

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Please see our website for additional forms.





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David Owji
Realtor®



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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

ADVERTISING ASSISTANCE

We need a volunteer to be the contact person for ads that people can place in our newsletter or website. We have pricing in place but need someone as the contact person to forward the information (preferably in an electronic file, such as a jpg file) to our newsletter publisher and fees collected to our treasurer. A former HCR resident performed this function and she told us that it did not take much time. We really need someone to assist with this. Please contact Lee Jensen at 407-977-2231 if you are interested.



To our Wonderful Neighbors: Howell Creek Cares for Katrina Victims

Our family of 100+ people were devastated by Hurricane Katrina. Most of them have lost everything they owned and worked for. These families are all native New Orleanians, and Louisiana is all they knew. Shortly after the storm passed, we had 3 families living with us at 217 Nandina Terrace. They came to escape the storm's wrath and to begin to start their lives over. Our families are scattered all over the United States, where they found safe shelter from Katrina. The separation from their immediate loved ones has taken a toll on them all. The magnitude of this event, as we have said to many of you, is just too much for us to get our brains around. As we tried our very best to care for them, our Howell Creek friends and neighbors have been truly remarkable. To start with, Bill and Rebecca Maish took the lead to coordinate meals for us all. Many neighbors whom we have never met, showed up at our door with food, money, gift certificates and clothes. What has touched us all so deeply was your sincere compassion for their loss, and the uncertainty of their futures. As they put the food down each time, everyone said, "what else can we do? Let us know what your most urgent needs are, we want to help you." We are so very grateful for all of your help. Thank you for giving so unselfishly of your hard earned livings. Our families express their most humble thanks for all you have done. You are all an amazing group of people!

May God's grace be with you always.

Dean, Gail & Matthew Ainsworth

