

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.

The 2011 Budget was approved with no dues increase for next year. Our expenses are estimated to remain relatively stable for next year. For 2011 we have three notable increases. In the grounds maintenance category the irrigation water is expected to increase due to the increase in reclaimed water rates and there will be an increase in the gate telephones as we have added internet service at the cabana and gate entrances to record, download and maintain the camera systems. Also, in the Administrative expense category we continue 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. Despite these increases we will continue to closely monitor all expenses and to deposit sufficient funds in our reserve accounts. The following is a brief summary of our expense categories and a detailed statement will be mailed to all residents with the new coupons in November.

BOARD OF DIRECTORS

Lee Jensen
President/Director

Terry Even
Vice President/Director

Janet Altenhoff
Secretary/Director

Scott Wasmund
Treasurer/Director

Paul Arnold
Director

Michael Meaney
Director

Alma Stachurski
Director

HOWELL CREEK RESERVE COMMUNITY		
2011 Budget Summary		
		<u>2011 Budget</u>
Income		\$323,400
Expenses		
Grounds Maintenance		\$151,525
Pool Maintenance		13,975
Management & Administrative		47,100
Reserves for Replacement		110,800
	Total Expenses	\$323,400
	Net Income (Loss) From Operations	\$0

We are also working on:

- Landscape maintenance, tree trimming, fertilization, sod replacement, etc.
- Pressure washing of walls and entrance sidewalks
- Reviewing our delinquent accounts and working to collect outstanding dues.
- Replacement of sections of sidewalk that represent a trip hazard and liability to our HOA.

PROPERTY MANAGER

Diana McCreight

Vista Community Association
407-682-3443 x231

Please watch for your 2011 Dues Coupon book. You will receive it along with the approved 2011 Budget Statement.

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We want to create an email group that would be used to email the monthly newsletter to each resident. This will help reduce newsletter copy costs and will expedite delivery. (If you do not have an email address, we will continue to hand deliver the newsletter to you.) Also, with the email group we can easily notify you with any pertinent information. If you would like to be part of this email group, please email Janet Altenhoff at J1001FR@aol.com and include your email address (that you want to use for this group), name, address and phone number.

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

Thanks

Lee Jensen
407-977-2231

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.



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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 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 and Thursdays

Odd numbered addresses: Wednesdays and Saturday.

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.

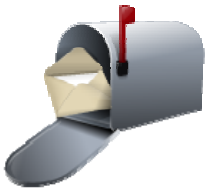
CREATIVE MAILBOX DESIGN

www.creativemailboxdesigns.com

155 National Place, Unit 145

Longwood, Florida 32750

Phone: 800-804-4809



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.

COMMUNITY GARAGE SALE

Set up in own driveway. Saturday, November 6, 2010.

8:00 a.m. to 2:00 p.m.

If you are interested in participating,
please contact Nancy Cox at 407-359-6496

FOR EAGLES WATCH RESIDENTS

There are a couple of issues to address: First, some residents in Eagle's Watch have been making special requests of Southern Turf. These instructions have included: to mow or not mow the lawn, to not trim bushes but trim them at a later date, to trim only part of a bush, to not trim the holly trees (but ask for trimming later), etc. These requests do not comply with the weekly maintenance requirements from our contract specifications with Southern Turf. Southern Turf is a commercial/residential company that we have contracted with and that works well with our community. They are not "gardeners" who can perform special requests from home to home for 110 houses. The Board does call them to task each week to make sure that the maintenance is done properly. Alma Stachurski, Board Member and Eagle's Watch resident, monitors the weekly work done by Southern Turf and maintains a list of tasks to be completed. She spends countless hours doing this for the good of all EW residents.

The purpose of the weekly maintenance is to provide a pleasing aesthetic appearance in the community. A realtor that lives in Eagle's Watch has told the Board that this service adds value to our community. When you come inside Eagle's Watch you see mowed lawns, trimmed bushes, trees that are maintained, etc. It's all done at the same time to provide a nice appearance in your gated community.

If you have any special requests for your front yard maintenance, please email Alma Stachurski (nandas@bellsouth.net) and copy Diana McCreight (dmcCreight@vista-cam.com). (If you do not have a computer, please call Diana McCreight at 407-682-3443, extension 231.) We will evaluate the requests on a case by case basis to see if or how this fits within our contract and the ability for the crew to complete the weekly maintenance for 110 homes.

Second, there is sod that needs to be replaced at certain homes in Eagle's Watch and a list has been compiled for this task. A walk through was done in the community and addresses were noted. The sod replacement will be done before the end of the year. We have had an exceptionally hot summer and no rain in October that has added to stressed turf conditions. Southern Turf has been fertilizing but there is only so much they can do until the weather is cooler and we have more rain. If you note lawns in Howell Creek Reserve, you will see the same turf conditions that exist in Eagle's Watch. It's a matter of the environment, not the fertilizer.

Some residents have pointed out lawns within Eagle's Watch that look bad and are blaming Southern Turf. I really do not want to publish case by case circumstances that we have in Eagle's Watch. It is never my intent to embarrass any resident. We had three homes in foreclosure (therefore no power to run the irrigation systems), rentals with no irrigation being monitored, irrigation systems not working, irrigation systems not set correctly, a couple of people who thought additional fertilizer would help their lawns but resulted in damage to the lawn. So, we have some circumstances that have added to the already stressed turf conditions. Brian and his team (Southern Turf) have been helping with these issues which exceed the contract requirements.

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 or call her at 407-492-0995. She is glad to help you with this.

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

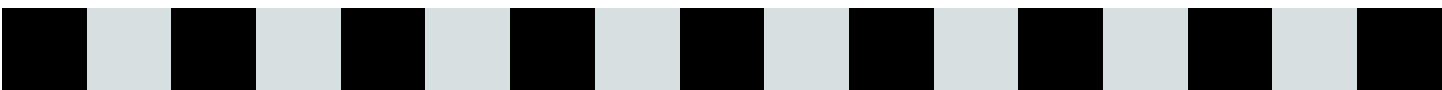
COMMUNITY INFORMATION

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
November 17, 2010
Wedgewood Tennis**



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