



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

## President's Message

Visit Our Webpage

October 2006

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

Hello Everyone,

I cannot believe that we are in the last quarter of 2006 and will soon be starting the Holiday season. Here are a few highlights from the past couple of months.

-At the November 1<sup>st</sup> Board Meeting we will be discussing the budget for 2007. You should have received a notice and preliminary copy of the budget. There are no major changes from 2006 to 2007, but please feel free to attend the meeting at 7:30 p.m. at the Wedgewood Tennis Villas. If you did not receive a copy of the notice and proposed budget, please contact Gary House at Premier Community Managers.

-We had two underdrain repairs that were recently completed. One on Thunberg in Howell Creek Reserve and one on Redtail in Eagle's Watch. These repairs were small in nature and the drains are working properly again. It was a minor cost but the good news is that we have located a company that can handle small repairs. That is a challenge that we face many times in our area.

-The City of Winter Springs will continue the project of installing reclaimed irrigation meters at each home. Eagle's Watch has been completed and Howell Creek Reserve will start sometime in November. The delay for Howell Creek was due to the City running out of funds for the project. They have started a new year fiscal year and funds are now available.

-Regarding commercial property activity, you can see that the Vistawilla Office Center and Veterinarian Clinic are underway. Both projects will take several months to complete. Both the developer for the Office Center and Dr. Williams are working with our HOA to minimize the impact on our community. As for the homes in Eagle's Watch that back up to the Office Center, I am still waiting to hear about the type of wall the developer will be installing which will be either block/stucco or brick. I will contact you when I receive additional information.


-Another commercial property activity is the County Park that will be constructed along the back side of Eagle's Watch that is adjacent to the trail. A multi-purpose park is being planned to include a children's play area, multi-purpose fields, softball fields and an equestrian area. The residents of Eagle's Watch and Board are communicating with the City and County and have attended various meetings to review the plans and provide questions/concerns. Please see the conceptual site plan included in this newsletter.

-The road repaving project is still being planned. A geo-technical firm completed their tests regarding the pavement/subgrade conditions in select roadway areas and made recommendations regarding the paving process, review of subgrade conditions and options for replacement prior to final paving. In other words there are various areas of the roads where the soil underneath the asphalt may need to be removed and replaced. We anticipate that this project will be completed during the first quarter of 2007. I will provide more information in the upcoming months.

-One last note, please remember to watch your speed limit in the community which is 20 mph and to obey all stop signs. We have many young children within our community and their safety along with the safety of all residents must be a priority.

Don't forget that our next Board meeting is November 1<sup>st</sup> at the Wedgewood Villas large meeting room. As always if you have any questions or concerns, please do not hesitate to call me. Thanks!

**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 Michaelle 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.

**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.

**GARAGE DOORS**.....For your safety the Winter Springs Police have recommended keeping your garage door down when you or your family are not in your yard and make sure that you have closed your door at night. Many times when the Police patrol late at night or in the early morning hours, they will knock on your front door if they see that you have left your garage door open. Also, paragraph 6.20 in the Covenants states that "Each Residence shall have a garage large- enough to accommodate at least two (2) cars. Garage doors shall remain in operating condition and shall remain down at all times except when moving automobiles or transporting items to and from the Residence through the garage."



## **COMMUNITY GARAGE SALE?????**

To Howell Creek Reserve and Eagle's Watch residents. If you are interested in participating in a community garage sale on Saturday, November 11<sup>th</sup> from 8:00 a.m. to 2:00 p.m. please contact Nancy Cox at 407-359-6496. Nancy will arrange for the signs out front of each development and the advertising. If you want to sell some items, this is an opportunity to have a garage sale at your home. Please call Nancy. Thanks.





## 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  
Jerry Smoker  
Sue Wilson  
Tina Kevish  
Maureen Smith

### Newsletter Advertising

Michaëlle Walt 407-365-6677

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](mailto:Giannis52@hotmail.com)

PLEASE PUT NEWSLETTER IN CAPS IN SUBJECT LINE

### Eagles Watch Landscaping:

**Landscaping** Southern Turf

Bill Jessee  
407-273-8388

**Chemical** Middleton Pest Control

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.



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## GARBAGE CANS

**Please remember that garbage cans must be placed in your garage or behind a screened area, such as a fence. Many of you are leaving the new style containers on your driveway which is in violation of the covenants, so please store them properly. Please refer to the covenant restriction paragraph below.**

**Thanks!**

### 6.12 Garbage and Trash Disposal.

No garbage, refuse, trash or rubbish shall be deposited except as permitted by the Association. The requirements from time to time of the applicable governmental authority for disposal or collection of waste shall be complied with. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. **All garbage and trash containers and their storage areas and the like shall be kept within a garage, placed inside an enclosure approved by the Architectural Review Board, or behind opaque walls attached to and made a part of the Residence on each Lot, and otherwise in conformity with applicable rules, regulations and approvals. Such containers may not be placed out for collection sooner than the night prior to scheduled collection and must be removed within the night of collection.**

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## WALKING YOUR DOG, PLEASE READ THE FOLLOWING.....

When you walk your dog(s) within the communities, PLEASE pick up after them. It is not the responsibility of the residents to pick up after your dog. Please remember to take a bag along with you and discard any waste at your own home. Also, please do not allow your dog to roam free, unleashed, to also avoid this problem.

The Seminole County Department of Health and City of Winter Springs have rules in place to manage health and safety issues. We appreciate your cooperation. Thank you.





## **ATTENTION HCR & EW RESIDENTS**

I have been a home owner in Howell Creek Reserve for 11 years. I have a pool and have hired pool company after pool company to take care of my pool. I see different trucks coming in and out of here daily so I know others have a pool service too. The problem is that these companies charge a monthly fee anywhere from \$70 to \$110 per month to keep the pool clean and the chemicals balanced. BUT they are not doing the work each week that we are paying for and I for one am sick and tired of paying for services NOT rendered.

I set up my camcorder and taped my pool service company on 5 occasions. Each time the ticket was marked showing that EVERY item was completed, vacuum, brushing tiles, cleaning filter etc. The evidence on the tape shows a different story. On each occasion the employee only checked the chemicals, added NOTHING and then wrote the ticket and left. One time my pool was 150 pounds low on salt and that day he marked the ticket that he had added salt.

This brings me to why I am writing to my neighbors. How many people have a pool service? How many of you believe your pool is being taken care of and more importantly that you are getting the service you are paying for? I have witnessed three local pool company employees doing this. When I contacted the owners of each company, all they said was if the pool looks good what's the problem. The problem is we are paying for services not being performed and then lied to about it on the ticket. A chemical only service (which in reality is what these companies are truly doing) costs less than 40 dollars a month. We are paying \$70 to \$110 for the same service.

Since there are so many of us in the community that have pools and a pool service, I am proposing taking a count of how many people in HCR and EW have pools and service and seeing if we cannot negotiate with one company for quality service and a better rate.

If a company knows they have a specific amount of pools in one area and we all come as a package deal they may provide true quality service and a lower per pool price.

If you would like to participate in this idea please email me at [saof99@aol.com](mailto:saof99@aol.com) with the following information:

Name

Address

Community

Current pool service company

From here I will create a list and locate companies to speak with and then get back to everyone with the results of the negotiations and the price. If you are thrilled with your company let me know, but only if you have witnessed the work really being done not just marking the tickets.

Nanci Hubsch





**DAVID OWJI**  
BROKER ASSOCIATE



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