



Howell Creek Reserve/Eagles Watch Homeowner's Association Newsletter

October 2008

President's Message

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

Hello Everyone,

I hope that you are all doing well. Here are a few highlights from our October Board meeting.

The 2009 Budget was approved with **no** dues increase for next year. Our expenses are estimated to remain relatively the same for next year. We received a few proposals from lawn maintenance companies but they were significantly higher than our current contractor, Southern Turf. Since the new owners of Southern Turf have been very responsive to our needs, we signed with them for another year and the monthly cost will remain the same. Other operating expenses remain the same or are estimated to have a modest increase. The following is a brief summary of our expense categories and a detailed statement will be mailed to all residents with the new coupons later this month.

HOWELL CREEK RESERVE COMMUNITY				
2009 APPROVED BUDGET				
		<u>2008 Budget</u>	<u>2008 Estimate</u>	<u>2009 Budget</u>
Income		325,500	324,956	324,500
Expenses				
Grounds Maintenance		151,700	140,484	146,800
Pool Maintenance		13,800	12,533	12,000
Management & Administrative		34,552	30,609	30,900
Contingency		1,270	0	0
Reserves for Replacement		124,178	124,178	134,800
Total Expenses		325,500	307,804	324,500
Net Income From Operations		0	17,152	0


We are also working on:

-Reviewing and revising the landscape plans for the entrances. We hope to have this project completed by the first quarter of 2009.

-Reviewing our delinquent accounts and working to collect outstanding dues.

-Landscape maintenance, tree trimming, fertilization, etc.

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-Painting of light poles. We have been working to get Progress Energy to paint the light poles. Many need to be painted and it has been difficult to get on the schedule, but we continue to request this service.

-Replacing the pedestrian entrance gates at the pool area. We have an approved estimate but need to confirm a couple of items regarding the work to be performed. This should be done by year end.

Please watch for your 2009 Dues Coupon book. You will receive it along with the approved 2009 Budget statement.

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

Lee Jensen
407-977-2231

EAGLES WATCH LANDSCAPING

For Eagles Watch residents, please note that your dues include front yard landscape maintenance that includes mowing, edging, weed eating, blowing, weeding of beds and trimming of trees and plants and fertilizing. Two crews from Southern Turf will be in each week, one for detail work and one for basic lawn services. Redtail and Golden Crest will be detailed (trimming, shaping, etc.) one week and Goshawk and Peregrine the other week. Please note that full shaping will be done at each detailed visit. This is commercial landscape services, not a Gardner service, therefore full shaping is done at each detail time. There are 110 homes that need to be serviced each week.

Also, please note that your landscaping is more than 10 years old and in Florida certain plants have a life of 10 years or so. It is your responsibility to replace any plants that die unless it is a negligent act by the landscape contractor. Some of you have already re-landscaped and we appreciate that. Other residents, please note that some of your plants might need to be replaced in the upcoming months.

HAIR CUTS TO-GO

(30 Years Experience)
I'll come to your home
Men - \$15.00 Ladies - \$18.00
Children - \$10.00 (Under 13)
Call Tim James 407-716-7118





On-Street Parking Regulation

Please note that resident on-street parking is regulated by the City of Winter Springs. We all must adhere to the following:


- The City of Winter Springs does not allow for resident on-street parking at all.
- We know that this is not always possible and there are times when **limited** parking on the street may be necessary, such as deliveries, lawn mowing, etc.
- **There is no overnight on-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 will allow emergency vehicles to pass through.

Winter Springs Police will enforce parking ordinance by issuing warnings and/or tickets.



HCR HOA ARB Report – September/October 2008

Residence	Description of Work	Status
107 Golden Crest Court	Roof	Approved 8/28/08
134 Nandina Terrace	Gutters	Approved 9/4/08
106 Shell Flower Cove	Exterior Paint	Approved 9/11/08
175 Nandina Terrace	Exterior Paint	Approved 9/11/08
114 Redtail Place	Exterior Paint	Approved 9/23/08
144 Nandina Terrace	Exterior Paint (same color)	Approved 9/23/08
111 Peregrine Court	Exterior Door	Approved 9/27/08
119 Goshawk Terrace	Landscaping & Gutters	Approved 9/27/08
142 Nandina Terrace	Patio & Screen	Approved 9/27/08
225 Nandina Terrace	Exterior Door	Approved 10/8/08
140 Peregrine Court	Exterior Lights	Approved 10/26/08





COMMUNITY INFORMATION AND SAFETY FACTS

NEW TO THE NEIGHBORHOOD..... If you have not received a Welcome Packet, please contact Vista Community Association Management at 407-682-3443 and ask for Diana McCreight.

NEWSLETTER ADVERTISING.....If you are interested in advertising in the newsletter, please contact Sarah Faughnan (407-359-3145).

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."

GARBAGE CANS.....Please note that garbage cans must be stored inside your garage or behind a screened area. They are not to be visible on the outside of your home. Do not leave garbage cans on your driveways on non-garbage pickup days.





CONTACTS

Vista Community Association Management
Diana McCreight - 407-682-3443, Extension 231

Board of Directors:

Paul Arnold
Janet Altenhoff
Doug Hamilton
Terry Even
Lee Jensen
Alma Stachurski
Scott Wasmund

Officers:

Lee Jensen, President
Doug Hamilton, Vice-President
Scott Wasmund, Treasurer
Janet Altenhoff, Secretary

Architectural Review Committee:

Pam Woodard - Chairperson

Howell Creek Reserve

Sue Wilson

Tina Kevish

Eagles Watch

Maureen Smith

Jerry Smoker

Newsletter Advertising

Sarah Faughnan 407-359-3145

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

Pool & Playground Area Party Scheduling 407-977-4406

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

Millennium Grounds and Waters

407-521-7141

Irrigation

Water Right

Brian Patton

407-695-0355



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 Diana McCreight at Vista Community Association Management 407-682-3443, Ext. 231.

Merry Go Hound Pet Styling
1491 SR 434, Suite 109
Winter Springs, Florida 32708
407-359-7581

RETAIL
HOLISTIC FOOD
&
HOLISTIC TREATS
SUPPLEMENTS



TOYS
SHAMPOOS
&
CONDITIONERS
LEATHER COLLARS
AND LEASHES

NEW PRODUCT
PETZLIFE ORAL CARE
SPRAY AND GEL
REVERSES ORAL
DISEASE SAVES 100's of
\$ on VET BILLS



HCR/EW Pool Party Reservation Form
Hand in this portion.

The pool is for the use of *all residents*. In order to accommodate *all residents* and maintain a clean and safe pool area, the following guidelines must be adopted. Please complete the following information and deliver to:
Bill Maish, 144 Nanndina Terrace, (407) 977-4406 billsplash@bellsouth.net

Name: _____
Address: _____
Phone: _____
Date/Time of Party: _____/____/07 from ____:____ to ____:____ Maximum 3 hours
Date of Request: _____
Number of Guests: _____

- **Parties greater than eight (8) must be scheduled to avoid conflicts**
- **First come (to turn in form and deposit), first served when scheduling**
- **If not scheduled, you may be asked to leave**
- **Parties limited to three (3) hours**
- **Use of only ½ of the Cabana (bringing your own tables is recommended)**
- **Please be respectful of other residents using the pool**
- **Clean up after the party (take trash with you). The pool has no garbage service.**
- **\$50.00 deposit required to reserve (checks acceptable)**
- **Turn in top copy of this form for reservation**



Keep This Portion For Your Files
Howell Creek Reserve/Eagles Watch Pool Party Reservation Form

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Bill Maish

144 Nandina Terrace , (407) 977-4406 billsplash@bellsouth.net

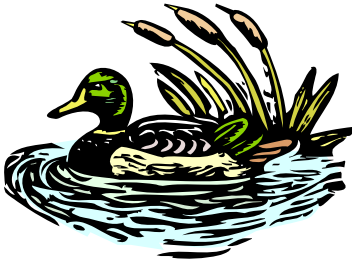
Name: _____
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Phone: _____
Date/Time of Party: _____/____/07 from ____:____ to ____:____ Maximum 3 hours
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- **Keep bottom copy of this form for your verification**





Conservation Area Regulations



We are very fortunate to have Conservation areas surrounding Eagle's Watch and Howell Creek Reserve. These areas provide a sanctuary for wildlife while also beautifying our community with natural Florida landscape.

The Homeowner's Association (HOA) holds the deed to the conservation areas adjacent to the HOA property. The HOA currently contracts with a mitigation consultant who is responsible for reporting to the St. John's Water Management District regarding compliance with 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. In other words, it must remain untouched by all residents. Failure to comply will result in substantial penalties assessed to the HOA and individual homeowner by St. John's Water Management District. We would also be in jeopardy of losing our deed to the property.

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. Prior to cutting any tree down, the HOA property manager must receive approval from our representative at St. John's Water Management District. Also, if approval is received, the tree will be cut down to fall within the conservation area where it will remain. This process is meant to mirror the natural life progression of trees within an uninhabited area. Therefore, the fallen tree would not be removed from the conservation property.

If you have any questions regarding the Conservation property, please contact our property manager, Diana McCreight at Vista Community Association Management, 407-682-3443, Ext. 231.



Landscape Irrigation Restrictions


Current watering restrictions prohibit watering lawns and shrubs between 10:00 a.m. and 4:00 p.m. Watering is allowed as follows:

Even numbered addresses: Sundays and Thursdays

Odd numbered addresses: Wednesdays and Saturdays.

Please note that the City of Winter Springs will have the irrigation water turned off on Mondays, Tuesdays and Fridays. They will also have the system turned off from 10:00 a.m. until 4:00 p.m. on the days we are allowed to water.

Please adhere to the schedule above in order to avoid any fines from the City of Winter Springs.





[Creative Mailbox & Sign Designs](http://www.creativemailboxdesigns.com)

www.creativemailboxdesigns.com

19048 E Colonial Dr
Orlando, FL 32820
(407) 568-7373

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.

Howell Creek Reserve Homeowners

Pressure Wash Driveways, Sidewalk and
Screen Enclosures (\$75 & up)

Free Quotes

Contact Tim Walz at 407-716-7118

\$35/Hr
In home
service or
Pick-up and
Delivery

We also do Service

- Setup and Installation
- Free Initial evaluation and quote
- Trouble shooting and Repair
- Optimization
- Memory Upgrades
- Software and Hardware Installation
- Internet Setup
- Wireless Connectivity
- Network Setup
- Program usage Instructions
- Free Virus/Adware/Spyware programs
- Consulting and Recommendations
- Support
- Quarterly Maintenance

"We don't fix it. You Don't Pay"

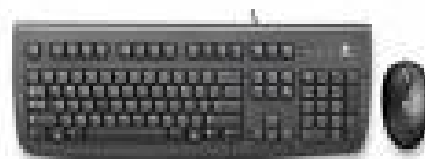
(Windows Operating Systems)

Your Computer got you Down?

- Is your computer running slower than usual?
- Are you tired of waiting for the system to catch up with you?
- Does it hang up in the middle of your work?
- Are you ready for a new system?



\$499
Plus Sales Tax
Setup & Instl extra



New System
Custom Build

- AMD Athlon64 Dual Core (2.6GHZ)
- 2GB Memory
- All in One Media Card Reader
- 20X DVDRW Drive
- Seagate 320GB Hard Drive
- 56K V .96 PCI Modem
- Logitech Keyboard and Mouse
- Microsoft Windows Vista Home Premium 64-Bit
- RealTek 8 channel High Def Audio
- Integrated GeForce 6100 Graphics Controller
- 10/100Mbps Fast Ethernet Controller
- 8 USB 2 ports
- Micro ATX, 9.61 x 8.2 Case

One Year Parts and Labor with Local Service!



Computer Works
Of
Tuscawilla, LLC

Tel: 407-230-5500

Email: harvest111@bellsouth.net