

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,

Fall has arrived and will hopefully bring cooler weather. Our HOA has done well throughout the year considering the current economic times. The October Board of Director's meeting will include the review and approval of the 2011 budget. At this time, the Board anticipates no increase in quarterly dues. A notice to all residents regarding the meeting will be mailed in mid-October.

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

I want to take the opportunity to remind all residents regarding the "Violation" process. The Board of Directors are responsible for upholding the "Declaration of Conditions, Covenants, Easements and Restrictions" for our community.

We are very pleased to look around our community and see that the homes are beautifully maintained and many are improved beyond the original construction. 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. And, the HOA Board also does our job in keeping the common areas in good appearance. We can't ask you to maintain your property if we don't maintain the common areas. We have cleaned the sidewalks at the entrances, painted the cabana, painted the gates, replaced landscaping and so forth. And, we are always noting a variety of maintenance items that need attention.

It has been our practice for 13 years to note when an exterior condition at a residence might need attention. And yes, we do understand work schedules, illness, timing of contractors, etc. However, that information is not available to us, so we have procedures to remind residents to remedy problem situations. Please do not take it personal if you receive a notice.

PROPERTY MANAGER

Diana McCreight

Vista Community Association

407-682-3443 x231

Continued on next page



The process is as follows:

1. If a violation is noted, the resident receives a letter from Vista Management notifying them that something on the exterior of their home (roof, fence, lawn, paint, etc.) needs attention. The resident is given 30 days to resolve the violation. We will soon begin a new process by which pictures of certain violations will be attached to the letters to make the item more clear.
2. If no action is taken to correct and the property manager has not been contacted, the resident receives a second notice and reminds them of the Board's responsibility to enforce the deed restrictions and "asks" for their compliance within 30 days.
3. If the resident does not resolve the violation, they are sent a final violation letter via certified mail and reminds them that the Board "could" take legal action if they fail to comply within 15 days. We generally never have to issue this type of letter. There have only been a handful of circumstances in the past 13 years and we have resolved each of them.

In summary, we purchased our homes in a deed restricted community and therefore we expect to live in a place that will strive to reach the best value possible (especially during current economic times) and will also be aesthetically pleasing. Should you receive a correction notice, your cooperation is truly appreciated and please do not assume that you are being singled out. We issue various letters each month. Also, please do not point to other homes. You do not know the circumstances or plans that a resident might have to remedy a situation. But remember, if there are circumstances that prevent you from correcting the problem, please contact Diana McCreight or me.

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

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

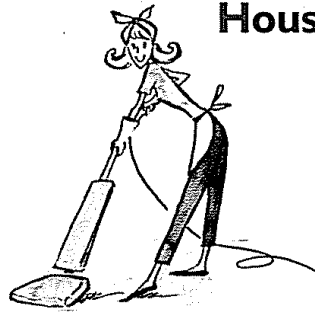
Please note that on-street parking is regulated by the City. We all must adhere to the following:

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.

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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.

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

- 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

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
Member 407 542-6592

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.

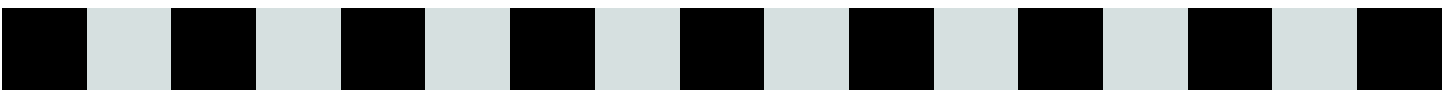
FENCE MAINTENANCE.....For those of you who have fences, please keep them in a neat and clean appearance by cleaning or repainting when necessary. If you repaint your fence, you must use the approved color which is Color Wheel Paint, Birch Grey, #Q8-38T. This paint can be purchased from the Color Wheel 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
October 27, 2010
Wedgewood Tennis**

Lost Earring?

Earring Found at Community Pool.
For more information,
please contact
Flo Kramer at 407-977-5187



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- Inside camera for remote Internet access.
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- 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?

Perhaps we can help.

Ask us about Remote Access to Diagnose your problems! After-hours and Weekend Service available.

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