



Howell Creek Reserve/Eagles Watch Homeowner's Association Newsletter

President's Message

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

APRIL 2008

Hello Everyone,

On April 16th we held our Annual Homeowners Meeting and discussed the following:

Financial Report – Scott Wasmund, our treasurer, presented the 2007 Financial Summary and reported that we ended the year in a successful financial position. We had income of \$326,671, expenses of \$197,519 and reserve deposits of \$100,600 that resulted in \$28,552 of net income.


Reserves – As of March 31, 2008 we have \$219,559 in the reserve fund account. From April through December we will deposit an additional \$93,133. Four planned projects will total approximately \$22,000 in expenses, leaving a projected balance on December 31st of \$290,692. The projects are: road stripes at stop signs \$700, landscaping at front entrances \$5,000, sidewalk repairs \$14,000 and conservation tree maintenance \$2,650. Other projects could include replacement of Howell Creek Gates. While our gates appear to be in relatively good shape, they are in fact deteriorating. The gates at Howell Creek were temporarily rebuilt a few months ago for the second time. Eventually we will have to purchase new gates at a cost of approximately \$16,000 but we will wait as long as possible before we take on this new project. Also, the drainage structure at the front Howell Creek Reserve pond appears to be deteriorating and we will have that evaluated during the next month. Overall, we are in good shape with our reserves.

Fertilizing Company – We contracted with a new fertilizing company for both Eagles Watch and the common areas. They are Millennium Grounds and Waters and come to us highly recommended. We expect the annual costs to remain the same but we should see an improvement in turf and shrub maintenance.

Landscaping – As mentioned in the reserve section above, it is time to start replacing select landscaping at both entrances. Many of our shrubs have seen their useful life after 10 years and need to be replaced. Our new fertilizing vendor has a landscape architect that will present drawings at the April Board Meeting. We will review, edit and move ahead with this project. (If we select Millennium Grounds to install the new landscaping, the architect fee will be deducted from our bill.)

Violations – We are working on a 15 page list of violations as noted by our property manager. Please be patient as the residents have time to correct certain violations. Also, if you receive a letter regarding a violation please do not assume that your neighbor who might also have a violation is off the hook. Letters are not always issued and received on the same day. I am glad to discuss any violation objection that you may have, but please call me to arrange a time to discuss.

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Vandalism – We continue to work with Winter Springs Police to curb vandalism at the pool/playground area. Parents please make certain that your younger children are supervised in the area and remember that the pool/playground area closes at dusk.

One more note: The pool deck and surrounding sidewalk will be pressure washed in the next week or so.

Lastly, the Board of Directors were voted in again and consist of Janet Altenhoff, Paul Arnold, Doug Hamilton, Terry Even, Alma Stachurski, Scott Wasmund and me. Thanks again to these residents for their contribution to managing our HOA! They have been dedicated for several years.


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

Lee Jensen
407-977-2231



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.
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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 Round Pet Styling
1491 SR 434, Suite 109
Winter Springs, Florida 32708
407-359-7581

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



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



Howell Creek Reserve Homeowners

Pressure Wash Driveways and Sidewalk
2 Car Garage - \$75.00 / 3 Car \$100.00
Screen Enclosures - \$50.00
Free Quotes
Contact Tim Walz at 407-716-7118



WALKING YOUR DOG???

When you walk your dog(s) within the communities, you MUST pick up after them. It is NOT the responsibility of the property owners or our common area landscapers. Ignoring this rule is considered a health violation by the County Department of Health and corrective action will be taken by them. Please remember to take a bag along with you and discard any waste at your own residence. Thanks.



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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- **Keep bottom copy of this form for your verification**





EAGLES WATCH BACKYARD FERTILIZATION

Millennium Grounds and Waters (our new fertilization contractor) is extending special pricing for the fertilization of Eagles Watch backyards and backyard shrubs and trees. The special pricing is as follows:

1. **Interior lots Fertilization & Pest Control Program, 6 applications per year:**
 - A. \$60/year for backyard lawn
 - B. Optional:** Add \$60/year for backyard shrubs and trees.
 - C. Optional:** Add Top Choice Fire Ant Protection Application once per year \$200 (Includes Front, Back and Sides), Guaranteed no fire ants in your lawn for one full year from date of application, and we will service the yard for free if we have to come back due to fire ant activity after the application is complete.
 - D. Billed once a year, pay for it now and forget about it for a year!
2. **Corner Lots Fertilization & Pest Control Program, 6 applications per year:**
 - A. \$90/year for backyard lawn
 - B. Optional:** Add \$60/year for backyard shrubs and trees
 - C. Optional:** Add Top Choice Fire Ant Protection Application once per year \$225 (Includes Front, Back and Sides), Guaranteed no fire ants in your lawn for one full year from date of application, and we will service the yard for free if we have to come back due to fire ant activity after the application is complete.
 - D. Billed once a year, pay for it now and forget about it for a year!

You can contact Millennium at 407-521-7141 and be sure to tell them that you are in Eagles Watch. If you want billing after each application instead of annually, please ask them for this.





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.

