



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

## President's Message

Visit Our Webpage

August 2006

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

Hello Everyone,

In the October 2005 newsletter, I wrote about the "Violation" process as it relates to the Covenants and Restrictions that apply to our community. There was a lot of discussion at the July Board meeting and the Board of Directors asked me to send a message about this topic again. We are responsible for upholding the "Declaration of Conditions, Covenants, Easements and Restrictions" for our community. Each resident should have a copy of this document which details the deed restrictions. We do have a process to ensure that the exterior of homes in our community are maintained at acceptable standards.

We are very pleased to look around our community and see that the homes are beautifully maintained and many times 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, especially at this time of the year when it is so hot outside.

It has been our practice since 1997 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. Please do not take it personal if you receive a notice and do not assume that we have singled you out.

The process is as follows:

1. If a possible problem is noted, the resident receives a friendly worded doorknocker notice (placed on front door) notifying them that something on the exterior of their home (roof, fence, lawn, paint, etc.) needs attention. The resident is given 15 days to correct.
2. If there are circumstances and additional time is needed, a phone call to the property manager can extend the correction for another 15 days.
3. If no action is taken to correct and the property manager has not been contacted, a formal violation notice is sent. The wording is slightly stronger, but not threatening and reminds them of the Board's responsibility to enforce the deed restrictions and "asks" for their compliance this time within 30 days.
4. If the resident does not repair the problem, they are sent a final violation letter which is certified and reminds them that the Board "could" take legal action if they fail to comply. We generally, never have to issue this type of letter. There have only been a handful of circumstances and we have resolved each of them.

In summary, it is the responsibility of each homeowner to maintain their property, both home and yard. We all purchased our homes in a deed restricted community and therefore we expect to live in a place that will increase in value and will be aesthetically pleasing. Should you receive a correction notice, your cooperation is truly appreciated. But remember, if there are circumstances that prevent you from correcting the problem within the requested timeframe or if you have already corrected the violation by the time you receive the notice, please do not hesitate to contact Gary House or me.

We continue to work on pending maintenance items, including engineering information regarding road resurfacing and finalization of the cost estimate. As we proceed with this project it will be managed by the engineering firm of DRMP (who managed our underdrain project), your Board of Directors, the paving company and our property manager. When I have more information, I will notify everyone either by newsletter or special announcement.

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

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."



### **PARTY AT THE POOL?**

If you are planning a party at the pool, please remember that you must make a reservation by calling Bill Maish at 407-977-4406. This process has been in place for years to accommodate all residents and to maintain a safe and clean pool. Enclosed is a revised Pool Reservation Form that must be submitted to Bill Maish. The form is also located on our web-site. 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.







## 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.**



## CHARLOTTE'S CORNER

Summer is about over and kids are buying school supplies to return to school shortly – where did the summer go? Hope you had a good time on your vacations, etc., now, back to the days of schedules!


We have several new neighbors in Eagles Watch – welcome to all of you.

At 119 Golden Crest we have Jeff and Christine Williams. He owns his own pool service and she works for Apartment Hunters. They just moved within Tuscawilla so they are already familiar with their surroundings.

Ann and Sal Barretta moved into 158 Peregrine Court. They have been living in Virginia but have retired and moved into their home here after owning it for several years. If you would like to take an early morning walk around the neighborhood you could join them. Keep walking! Glad to have you.

There is a dog Sam and many, many beautiful fishes at 131 Peregrine Court living with Ed and Pati Dieppa. They arrived from Miami a few weeks ago. He works with Rexel and she with Siemens. Thanks for coming our way.

**Don't let your worries get the best of you; remember, Moses  
started out as a basket case!**





LAWN & GARDEN TIPS FROM MASTER GARDENER TOM KLEPPE

SURPRISING MULCH TEST REPORT

I haven't given much thought about using rubber mulch until now!

Recently, Ed Thralls, Orange County Extension Agent, Biologist and the new Master Gardener Coordinator, ran extensive mulch tests at the University of Florida's Research Center in Apopka using the following for mulch:

Cypress  
Pine Bark  
Rubber

12 beds planted, 5 feet wide x 100 feet long

Eight plants (Burford Holly and Indian Hawthorne) were planted eight feet apart in each bed. Grids were installed to measure the percentage of weed growth. Three beds had cypress, pine bark or rubber each (9 total), ALL 3 ½ inches in depth. Three beds had no mulch.

Results:



The three beds with no mulch had 98% weeds in two months. Of the mulches, cypress settled the fastest (lost its' depth) and the color faded in three months.

Pine bark fared better with some color after six months and settled later.

Rubber had less than 3% weeds which were easily pulled out and fewer insects. Ants only were found. Also, and important, the rubber mulch kept its' 3 ½ inch depth.

Pine bark is more environmentally friendly than cypress because only the bark is used whereas an entire cypress tree is used.

The plus side for cypress and pine bark are the nutrients released in the soil. The downside for rubber is cost; however, consider how long rubber will last in comparison!





**DAVID OWJI**  
BROKER ASSOCIATE



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