



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

**President's Message**

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

February 2008

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Hello Everyone,

I am pleased to present the new Paver Driveway and PVC Fencing Guidelines developed by the Architectural Review Board (ARB). This project has been worked on for several months by the ARB with input from the Board of Directors, area realtors, former Board members, etc. These new guidelines will enhance our community and the new PVC Fencing Option should also decrease the time and cost of maintaining wood fencing for those of you who would select PVC versus Wood. Please note the guidelines and restrictions below for both Pavers and PVC Fencing and remember that any exterior alterations or additions to your home must be approved by the Architectural Review Board. Also included are Basketball Hoop Guidelines. For those of you who already have basketball hoops please note the new guidelines. Thanks to the Architectural Review Board for their work on this project! As always, if you have any questions, please contact me. Also, if you have any ARB questions or concerns please note the contact information at the end of the guideline section. Thanks.

Lee Jensen


## **New Guidelines Developed by the ARB – Paver Driveways and PVC Fencing**

The Architectural Review Board (ARB) approves applications for exterior improvements and develops guidelines as necessary. We are trying to ensure that our homes keep, and hopefully increase, their value over the years.

There has been increasing interest from some of our residents in replacing concrete driveways with pavers, and in the installation of PVC fences. The ARB has spent the last six months evaluating these issues, investigating possibilities and developing guidelines for their implementation.

**Paver Driveways** - Paver driveways have become very popular in upscale communities and interest has grown in their use in our community. Many of our homes have added paver extensions to their driveways and have replaced sidewalks with pavers. The replacement of driveways with pavers is a logical extension of our community standards. The ARB has investigated the possibilities and developed guidelines to ensure consistency and high standards. The guidelines were approved by the Board of Directors in December. We have approved two applications for the installation of paver driveways, and expect to see more applications in the future.

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Continued from Presidents Message

**Paver Driveway Guidelines:**

- Must remove old driveway
- Paver driveway must be professionally installed according to ICPI standards
- Pavers must be at least 2 3/8" thick
- Pavers must be used on entire driveway and apron
- Sidewalk between driveway and apron must remain concrete
- ARB application should include site plan & pattern to be used (with brochure sample if possible)
- Samples of actual pavers must be available for evaluation (on driveway or sidewalk)
- Paver colors must coordinate with home and is at discretion of ARB for approval
- Paver colors may limit future home repaint colors for the life of the pavers
- Permit must be obtained from city of Winter Springs

**PVC Fencing** - Another item of interest to residents has been the installation of PVC fences. PVC fencing has grown in popularity due to its long life expectancy and low maintenance requirements. This issue was a little more controversial for the ARB and the Board of Directors because of concerns that we remain consistent with the current wood fences approved for our community and that we retain high standards for our community appearance. After much discussion and investigation into the variety of PVC fencing that is available, we have agreed to allow the option of either PVC or wood fences. PVC fences must be the same style as our wood fences and must be a color that matches the required wood fence color – Birch Grey – as closely as possible. The guidelines below were developed by the ARB and approved by the Board of Directors in January. We expect to see some applications for the installation of PVC fences soon.

**Basketball Hoop Guidelines** – Many of our residents have basketball hoops and the ARB was asked to clarify and standardize the guidelines for basketball hoops and their maintenance:

- Must be portable, temporary
  - May be placed on grass between sidewalk and street, or grass between house and sidewalk; surrounding grass must be in good shape
  - May be placed on driveway
  - Must not be placed on the sidewalk or street
  - Must not obstruct sidewalk or street
  - Must not be placed on permanent pad
  - Metal poles must be maintained & painted if necessary so that no rust is showing
  - Basketball net and backboard must be maintained in good shape
- Basketball goal may not be stored outside laying on the ground

If you have any questions on these issues or other ARB concerns contact the ARB chairperson, Pam Woodard – [pwoodard@cfl.rr.com](mailto:pwoodard@cfl.rr.com) or Diana McCreight at Vista Community Association Management 407-682-3443, Ext. 231.



## **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."

Craig M. Stafford  
Certified SS Instructor

1511 E S.R. 434 Suite 1025  
Winter Springs, FL 32708  
(407) 706-6200  
(407) 925-9006

cstaffordssz@gmail.com

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## 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

Chris Bogdan

Surface Management Turf

407-323-8733

#### 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.

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### **NEED A WELCOME PACKET?**

If you need a welcome packet and/or covenant restrictions, please contact Diana McCreight at Vista Community Association Management (407-682-3443). The welcome packet contains valuable information related to the management, rules and regulations of our association. It also includes gate instructions, city services (such as garbage pick up times), community information, etc



### **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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Phone: \_\_\_\_\_  
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- **Use of only ½ of the Cabana (bringing your own tables is recommended)**
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- **Clean up after the party (take trash with you). The pool has no garbage service.**
- **\$50.00 deposit required to reserve (checks acceptable)**
- **Keep bottom copy of this form for your verification**





## Temporary and Other Structures (Including Propane Tanks)

Did you know that according to Section 6.5 of the Declaration of Conditions, Covenants, Easements and Restrictions, no temporary or other structures are permitted on the properties? Please read the following:

### 6.5 Temporary and Other Structures

No structure of a temporary character, or storage shed, utility shed or similar structure, green house, trailer, tent, mobile home, motor home, or recreational vehicle, shall be permitted on the Properties at any time either temporarily or permanently, except by the Declarant during construction. Further, none of said items may be used as a residence. No gas tank, gas container or gas cylinder shall be permitted to be placed on or about the outside of any Residence or on or about any ancillary building, unless approved by the Architectural Review Board, and if approved must be buried or screened and enclosed by a structure approved by the Architectural Review Board.



## Eagle's Watch Watering

We need some attention please regarding the watering of your lawns. As you know even addresses can water on Thursdays. The problem is that some irrigation systems are going on just before or during the times when the crews are mowing the lawns. This has added to the problem of creating ruts from the lawn mowers. Additionally, it has been noted that the times for certain zones are set too long and there is too much water being applied. This also creates a dollar weed problem.

So here is what we need for those of you who water on Thursday, can you please check your irrigation system timer and water very early in the morning (before 6:00 a.m.) or after 5:00 p.m. Additionally, if you have stationary irrigation heads (and not rotors) you need to make sure that your zones are not set for too long of a time. For instance, between homes you may only need 5 to 10 minutes at the most. Some zones have been set for 20 minutes or more, which creates problems for general turf conditions. For areas with stationary heads that get more sun, you may need 15 minutes. It's a balancing act and you have to be aware of your watering habits. This will not only help in general turf conditions but will also assist landscape crews as well.

Changing the cutting day to Friday (if anyone was wondering) is not a good option for us, because if it rains on Thursday, we generally have Friday to make up. But Friday cutting would push it to the weekend, which is not a good option. Thursday is also a better day when most people are at work, school, etc. and we have less cars and residents in the community.

Your assistance will be greatly appreciated. If you have any questions, please call Lee Jensen. Thanks.





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

