

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,

Here are a few highlights of our HOA activity:

Pool Resurfacing – The community pool resurfacing was completed last month. The company, White Sands Pools, did a great job. The pool looks beautiful and we hope that everyone is enjoying it.

Please note the pool hours posted on the cabana (open at dawn and closed at dusk). We will be enforcing those hours for everyone, including residents. By having set hours we have been successful in reducing vandalism at the pool area. We recently had a group of kids in the pool area at night that did not live in our community and they were removed. So, we need this rule to protect our pool, cabana and furniture, which are an asset to our community.

We will also be updating our signage to include a couple of new rules, one of which will be an age restriction whereby children under a certain age (possibly 15 years old) must be accompanied by a responsible adult. This will be added for the safety of the children as well as the liability to the HOA.

Sidewalk Repairs – Sections of sidewalks in both Howell Creek Reserve and Eagles Watch that have lifted up and become a trip hazard are in the process of being replaced. We do not want our residents to injure themselves and we are also reducing our overall liability by taking care of this. If section(s) of sidewalk in front of your home are on the list to be replaced, you will receive a note in your mailbox from me. We hope to have this completed by month end.

Entrance Landscaping (Update). We have a few modifications to the design plans for the entrances and will be meeting with the landscape architect to review the changes. From there we will receive the final estimate and set a date for starting the work. We are looking forward to replacing many of the landscape plants that are in bad shape and the entrances will get an updated and improved appearance.

We are working on several other items including (but not limited to): Landscaping around pool/parking lot, Eagles Watch conservation area drainage issues, painting of vehicle entrance gates, replacement of slide at playground area, tree trimming in Eagles Watch (started), streetlight pole painting in Eagles Watch, plus various other repair items.

Please note that we have a Director position open on the Board. Doug Hamilton, VP and Director, has decided to leave the Board. Doug originally started in 1998, took a break and then came back on a few years ago. We want to thank Doug for his years of service for the benefit of our HOA community. We appreciate his time and dedication and look forward to seeing him at future Board meetings.

If any resident is interested in being considered as a candidate for the Director position, please contact me at my phone number below or email me at ljensen@bakerlaw.com.

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

Lee Jensen
(407) 977-2231

BOARD OF DIRECTORS

Lee Jensen
President/Director

Vacant
Vice President/Director

Janet Altenhoff
Secretary/Director

Scott Wasmund
Treasurer/Director

Paul Arnold
Director

Terry Even
Director

Alma Stachurski
Director

PROPERTY MANAGER

Diana McCreight
Vista Community Association
407-682-3443 x231



BEAUTIFUL HOME FOR SALE IN HOWELL CREEK RESERVE

Located at 192 Nandina Terrace. 4 bedroom, 2 bath, 2,389 square feet, fireplace, pool, lots of upgrades. Excellent condition. \$349,900. For details, please see the website:

www.mfinocchio.com.

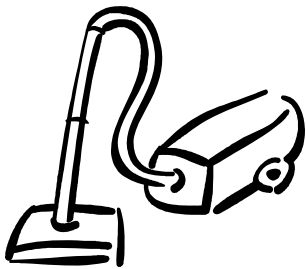


ON-STREET PARKING REGULATION

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. Winter Springs Police will enforce the parking ordinance.

MONICA'S CLEANING SERVICE



Monica Rodriguez
965 Wedgewood Drive
Winter Springs, FL 32708

Phone: (Home) 407-971-3439
(Cell) 407-415-9150

Monica's Cleaning Services are
Customized to meet the needs
Of each individual customer
With detailed services.

PROBLEM WITH STREELIGHT NOT WORKING?

If you notice a streetlight that is not working properly there is an easy way for you to report it. First, get the number from the tag on the light post. Then go to the website "Progress-Energy.com", then Florida, residential, request streetlight repair, in right column, follow the prompts. This would be for lights completely out, going on and off or staying on 24/7. Thanks for helping.

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. Failure to do so could result in the removal of the alteration.

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.

CONSERVATION AREA REGULATIONS

We are very fortunate to have Conservation areas surrounding our community to provide a sanctuary for wildlife and a variety of natural Florida landscape.

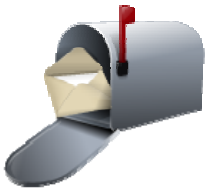
The Homeowner's Association (HOA) must comply with St. John's Water Management District conservation property rules. No resident is allowed to remove vegetation, plant additional vegetation, or build or place any physical structures within any of the conservation areas. It must remain untouched. Failure to comply will result in substantial penalties assessed to the HOA and individual

homeowner by St. John's Water District. 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 to our HOA property manager who will contact our representative at St. John's Water Management District. Please note that St. John's will determine if the tree will be cut down to fall within the conservation area where it will remain or will be removed completely.

CREATIVE MAILBOX DESIGN

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.

CLEANING BY CARRIE

weekly, biweekly, move in/out

Carrie Kouba

Affordable and dependable

220 Twelve League Cr.
Casselberry, FL 32707

407-463-1038
skouba@earthlink.net



CONTACTS

Pool & Playground & Party Scheduling
Bill Maish - 407-977-4406

Landscaping— Southern Turf
Brian Marotta (Owner) 407-273-8388

Lawn Service (Chemicals) TruGreen
407-657-3400

Irrigation—Water Right
Brian Patton 407-695-0355

Pool Keys, Remotes & Gate Codes
Eagles Watch— Charlotte Wasmund 407-366-6883

Publisher
Janice Blachstein Giannis52@hotmail.com

HOWELL CREEK AND EAGLES WATCH WORKERS

Babysitting
Jennifer Senkel 18 407-366-2964
Nikki Hagler 16 407-971-2937
Katie Wilson 14 407-977-9294

Petsitting
Nikki Hagler 16 407-971-2934
Katie Wilson 14 407-977-9294

**TO BE ADDED/DELETED OR CHANGED:
DROP A NOTE AT 134 NANDINA TERRACE.**

ARB REVIEW BOARD

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

July 29th 2009 at 7:30

Wedgewood Tennis



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

Our Focus is on Service

- Setup and Installation
- Free Initial evaluation and quote
- Trouble shooting and Repair
- Optimization
- Memory Upgrades
- Software and Hardware Installation
- Internet Setup
- Wireless Connectivity and inside camera for remote Internet access
- Network Setup
- Inside camera for remote Internet access.
- Consulting, Training, Recommendations
- 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?

**Let
Computer Works
Clean-Up and
Maintain
A Healthy
System for you!**



**100% Referenceable
Clients**

**We'll Install the following Bundle of
Freeware Programs, proven to enhance
and maintain your system's operation.**

*Grisoft AVG Anti Virus Protection
Malwarebytes for Malware
CCleaner for registry maintenance
Windows Advanced Systems Care
Smart Defrag
Revo Uninstaller
And for added functionality.....
Mozilla Firefox Browser
Mozilla Thunderbird Email*



**Computer Works
Of
Tusawilla, LLC**

Tel: 407-230-5500

Email: harvest111@bellsouth.net