

Howell Creek Reserve Eagles Watch Newsletter

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

PRESIDENT'S MESSAGE

Hello Everyone,

I want to briefly present our financial position including a change to the late fee and assessment due dates.

First, the following is the 2008 Income and Expense Summary Statement. These numbers are pre-financial review by our CPA, but we ended the year on a positive note, which is good for our HOA. We do not expect any significant adjustments to these numbers.

Income and Expenses for Calendar Year 2008		
	Actual	Budget
Income	\$326,494	\$325,500
Expenses:		
Grounds Maintenance	145,735	151,700
Pool Maintenance	11,792	13,800
Mgt. & Administration	33,615	34,552
Contingency	0	1,270
Reserve Deposits	124,178	124,178
Total Expenses	\$315,320	\$325,500
Net Income	\$11,174	\$0

In 2008 we started to see a slight effect of the economy and the ability to receive quarterly dues on time. There are three homes in our community that are in foreclosure. Our attorney has responded to each of these foreclosure actions. Whether we will be paid depends on the sale amount of each house and the net proceeds remaining to pay the HOA. The delinquent dues on these homes amount to \$4,057. We have another \$3,446 in dues that are past due. We are running the legal course and will lien the properties at the appropriate time. We would rather work out a payment plan than lien a property, but not everyone has responded to us. So, we will run the course and protect the HOA as legally possible.

There is nothing to worry about because on a very positive note, we received the first quarter dues from 254 homes out of a possible 263 (that's 97% that paid on time). We also have nearly \$300,000 in reserves and expenses are under control, so we remain in a very good financial position.

BOARD OF DIRECTORS

Lee Jensen
President/Director

Douglas Hamilton
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



We have also changed our late fee from \$50 to \$25. There was a revision in the Florida State Statute to cap an "administrative late fee" at \$25. We have charged a \$50 late fee per our Covenants. The late fee was established in the early years due to the deficit position after the turnover from the builder and it worked well over the years to keep quarterly dues coming in on a timely basis. While not defined in the statute as to what an "administrative late fee" is and the fact that the management company does not take any part of the fee as an administrative expense reimbursement, we do charge the "penalty" as part of our operations. After seeking legal advice, the Board of Directors has decided to adjust our penalties to reflect the \$25 charge instead of \$50. Once again, the "administrative late fee" is not defined in the statutes but we want to act in the best interest of the residents as we have always done throughout the years. The new \$25 fee should continue to keep people paying on time. The statute did change in the prior year and we reviewed the records and issued a few refunds and adjusted a few ledgers for those who have a balance due.

There is also a change in the due date of the quarterly dues. The declaration requires that dues be "paid" by a certain date, not merely that payment be mailed by a certain date. The receipt of the payment by the Association is the key event. The Declaration provides owners with a deadline of 15 days from the due date. However, with this being said, at the January 2009 Board meeting, we have decided to not consider payments late until after the 20th of the month. Therefore payments that are mailed on the 15th or even the 16th, can reach the lockbox and will be processed as receipt of payment by the Association. In today's times some residents are struggling and we have to give them a little more time. So, payments received after the 20th will be considered late for the time being.

In summary, it's business as usual yet challenging in these economic times as we watch over the HOA. As always, if you have any questions, please do not hesitate to contact me. Thank you.

Lee Jensen
Home phone: (407-977-2231)

BOARD MEETING
March 25th, 2009 at 7:30
Wedgewood Tennis Villas

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EAGLES WATCH LANDSCAPING

For Eagles Watch residents, please note that your dues include front yard landscape maintenance that includes mowing, edging, weed eating, blowing, weeding of beds and trimming of trees and plants and fertilizing. Two crews from Southern Turf will be in each week, one for detail work and one for basic lawn services. Redtail and Golden Crest will be detailed (trimming, shaping, etc.) one week and Goshawk and Peregrine the other week. Please note that full shaping will be done at each detailed

visit. This is commercial landscape services, not a Gardner service, therefore full shaping is done at each detail time. There are 110 homes that need to be serviced each week.

Also, please note that your landscaping is more than 10 years old and in Florida certain plants have a life of 10 years or so. It is your responsibility to replace any plants that die unless it is a negligent act by the landscape contractor. Some of you have already re-landscaped

and we appreciate that. Other residents, please note that some of your plants might need to be replaced in the upcoming months.

EXTERIOR IMPROVEMENTS TO YOUR

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 has 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.

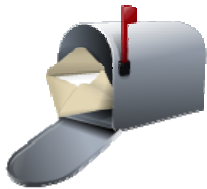
The Homeowner's Association (HOA) must comply with St. John's Water Management District conservation property rules. No resident is allowed to remove vegetation, plant additional vegetation, or build or place any physical structures within any of the conservation areas. It must remain untouched. Failure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

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 per-

mitted 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.

CONTACTS

Pool & Playground & Party Scheduling

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

Lawn Service (Chemicals) Millennium Grounds
Office 407-521-7141

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

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 407-366-9971

Sue Wilson
Member 407-977-9294

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.

