

# Howell Creek Reserve Eagles Watch Newsletter

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

## PRESIDENTS MESSAGE

Happy Holidays to all of you. I hope that you have a great Holiday Season.

Here are a few highlights from our October and November management activity:

The 2012 Coupon Books and Approved Budget were mailed to each resident. If you have not received them please contact Diana McCreight at Vista Community Management. You will need your coupon book in order to pay your 2012 dues. For 2012, the budget was approved with **no dues increase**. Our financial position continues to remain strong with an estimated reserves balance at the current year end of approximately \$420,000. We continue to have eight homes that are past due with their quarterly assessments and we are working within the legal boundaries to collect the outstanding amounts.

The following is what we have accomplished in the past two months:

-Prepared and approved the 2012 Budget.

-Pressure washed and painted the common area black aluminum fence along Vistawilla.

-Replaced the community pool fence with a 7' fence and gate to match the existing fence along Vistawilla and to prohibit access compared to the former lower fence. This was accomplished in order to better protect the pool area and to improve the appearance of the common area.

-Completed a sidewalk inventory in both Eagles Watch and Howell Creek Reserve to list sections to be replaced that represent a trip hazard. We then received a quote and approved the work to be done to replace the sections. This work will also include the repair of the Howell Creek Reserve front pond drainage structure.

-Identified areas for sod replacement along the Vistawilla common area and received and approved an estimate for replacement in December.

-Two young boys rode and damaged the vehicle in-gate at Eagles Watch on September 23<sup>rd</sup> at 10:04 p.m. They were recorded on the camera system and we are seeking reimbursement for the \$263 repair from a resident

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### BOARD OF DIRECTORS

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Lee Jensen  
President/Director

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Terry Even  
Vice President/Director

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Janet Altenhoff  
Secretary/Director

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Ann Barretta Treasurer/  
Director

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Paul Arnold  
Director

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Michael Meaney  
Director

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Alma Stachurski  
Director

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### PROPERTY MANAGER

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Diana McCreight

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Vista Community Association  
407-682-3443 x231

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I would like to thank Nancy Cox, Alma Stachurski and Janet Altenhoff for decorating our entrances for the Holiday Season. The entrances look great!

I also want to thank the Board of Directors for their work throughout the year in successfully managing our HOA. They work hard as dedicated volunteers who represent all residents. Alma Stachurski deserves extra praise and she spends a lot of time each week working with the landscape crews to manage the landscape maintenance of both the common areas and Eagles Watch homes. She has done a great job!

One additional note: If you received a letter from the Tusawilla Homeowners Association (for which you are a member) regarding the expiration of Deed Restrictions, please note that this does not apply to Eagles Watch and Howell Creek Reserve. We are a private homeowners association and are governed by our Declaration of Covenants and Conditions.

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

Lee Jensen  
(407-977-2231)

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## 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) must comply with St. John’s Water Management District conservation property laws. No resident is allowed to remove vegetation, plant additional vegetation, or build or place any physical structures within any of the conservation areas. Failure to comply will result in substantial penalties assessed to the HOA and individual homeowner by St. John’s Water Management District.

Please note that if you believe that a tree is dead or infected in the conservation area and could potentially fall within your own property, please contact our property manager, Diana McCreight.

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### 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**.....If you have a fence, please check the appearance and clean or repaint 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, 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.

**EXTERIOR IMPROVEMENTS TO YOUR HOME**.....Architectural Review Board (ARB) approval is required **PRIOR** to starting a project. All residents are strongly encouraged to read your Declaration of Covenants, Conditions and Restrictions (CCR). 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](http://www.adsbeus.com/howellcreek) or from our Property Manager, Diana McCreight at 407-682-3443, Ext. 231.

**STREET PARKING REGULATIONS**.....There is no overnight on street parking permitted. 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. Also, do not park across from a resident driveway.

**LANDSCAPE IRRIGATION RESTRICTIONS**.....The City of Winter Springs prohibits landscape watering between 10:00 a.m. to 4:00 p.m. Please irrigate only on the following days:  
Even numbered addresses: Sunday and Thursday  
Odd numbered addresses: Wednesday and Saturday

**MAILBOXES**.....The company that installed the mailboxes in our community is Creative Mailbox Designs (Phone: 800-804-4809).

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**CONTACTS**

**Pool & Playground & Party Scheduling**

David Owji, 407-366-0062 Form on our website

**Landscaping**— Southern Turf [www.southernturf.net](http://www.southernturf.net)

Brian Marotta (Owner) 407-273-8388

**Chemicals**—Southern Turf [www.southernturf.net](http://www.southernturf.net)

407-273-8388

**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

**Newsletter Advertising (Full Page Insert Only)**

Sarah Faughnan 407-359-3145

**BOARD MEETING**  
January 25th, 2012  
**Wedgewood Tennis**

**HOWELL CREEK AND EAGLES WATCH WORKERS**

**BABYSITTING**

<b>Carly Bennett</b>	<b>13</b>	<b>407-971-0608</b>
<b>Ashley Grippin</b>	<b>16</b>	<b>407-977-0186/cell 407-430-2566</b>
<b>Hanna Hamm</b>	<b>14</b>	<b>407-359-0378</b>
<b>Anastasia Hulet</b>	<b>17</b>	<b>407-359-1802</b>
<b>Kyle Kierstead</b>	<b>16</b>	<b>407-470-9699 / 321-765-4554</b>
<b>Jade Matthies</b>	<b>13</b>	<b>407- 971-2014 / Cell 407-488-3036</b>
<b>Jocelyn Matthies</b>	<b>13</b>	<b>407-488-3345</b>
<b>Katie Wilson</b>	<b>15</b>	<b>407-977-9294</b>

**PET SITTING**

<b>Carley Bennett</b>	<b>13</b>	<b>407-971-0608</b>
<b>Amanda Duff</b>	<b>13</b>	<b>407-366-8010</b>
<b>Ashley Grippin</b>	<b>16</b>	<b>407-977-0186/cell 407-430-2566</b>
<b>Anastasia Hulet</b>	<b>17</b>	<b>407-359-1802</b>
		<b>Dog Walking Too</b>
<b>Hanna Hamm</b>	<b>14</b>	<b>407-359-0378</b>
<b>Kyle Kierstead</b>	<b>16</b>	<b>407-470-9699 / 321-765-4554</b>
<b>Emily Marra</b>		<b>407-977-8533</b>
<b>Jade Matthies</b>	<b>13</b>	<b>407-971-2014 / Cell 407-488-3036</b>
<b>Jocelyn Matthies</b>	<b>13</b>	<b>407-488-3345</b>
<b>Katie Wilson</b>	<b>15</b>	<b>407-977-9294</b>

**ARB REVIEW BOARD CONTACTS**

Pam Woodard—Chairman - EAGLES WATCH—407-359-1823

Maureen Smith, Member—EAGLES WATCH 407-542-6592

Sue Wilson, Member—HOWELL CREEK RESERVE 407-977-9294

Jerry Smoker, Tina Kevish (unlisted)

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

