



Howell Creek Reserve/Eagles Watch Homeowner's Association Newsletter

President's Message

September 2005

Hello Everyone,

I am pleased to announce that our web site is up and running. Thanks to the dedicated effort of Wayne Nelson (HCR Resident) we now have this site. We are off to a great start and I hope that all of you find it useful and informative. The site contains the following information:

<u>Tab</u>	<u>Contains</u>
Home Page	Presidents Message.
Board Members	Board of Directors list and Property Manager contact information.
Meetings	Frequency and locations of Board of Directors and Architectural Review Board meetings.
Newsletters	The latest newsletter plus archived newsletters.
Documents	Articles of Incorporation, Bylaws, Covenants and Restrictions, Welcome Package, Resident Directory Form and New Resident Gate Code Form.
Advertising	This section will be open to residents to advertise. There will be a nominal cost associated with placing an ad in this area. More information will follow in future newsletters regarding this section.
Committees	Architectural Review Board (ARB) worksheet, newsletter and contacts.
Amenities	Pictures of one of our ponds, the community pool and playground.
Announcements	To be used for general announcements.


When you have a chance, please take some time to review the site. The address is <http://www.adsbeus.com/howellcreek.htm>. Once again, thanks to Wayne for all of his work on this site.

The Board met on August 31st and discussed our pending tasks. One of our largest tasks is determining why there is a crack in the community pool near the 5 foot marker. It appears to not have affected the pool shell and we are not losing water. We are using an engineering firm (that we have used before) to determine why this happened and how to resolve the situation before a major repair is necessary. Also, we are in need of a contractor to perform several sidewalk repairs. If anyone knows a reputable and insured contractor that can perform this type of job, please contact Gary House or me.

We will be signing new chemical care and landscape program contracts with our existing vendors which are Four Seasons Lawn and Pest Control and Southern Turf. Gary House did a good job in negotiating a new two year contract with no increase in the annual costs. For those of you who do not know, these companies maintain our common areas and the front and side yards of all the Eagle's Watch homes.

Tina Kevish from Howell Creek Reserve has joined the Architectural Review Committee. Thanks Tina, we appreciate your help.

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We will be preparing the operating budget for next year. At our October meeting we will discuss the budget in detail. Please watch for an announcement that will be mailed to you in October.

One last comment. As you know thousands of people have been affected by Hurricane Katrina. I received a phone call from Dean Ainsworth in Howell Creek Reserve. Dean informed me that his two grown children and other family members lost their homes in New Orleans. Dean has asked to use the pool parking lot for two or three cars at night. I have approved this because it's the very least we can do as his children and other family members have lost their homes and jobs. They are starting over, possibly in Central Florida. It's hard to imagine. Please keep them in your thoughts and prayers during this difficult time.

The next regular Board Meeting is Wednesday, September 28, 7:30 p.m., at the Wedgewood Tennis Villas Clubhouse Boardroom. Hope to see you there. As always if you have any questions or concerns, please feel free to contact me.

Lee Jensen
(407) 977-2231



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. There are many instances where parents are walking or bike riding with their young children and they are forced to go in the street. We would appreciate your cooperation with this safety issue.



STOP SIGNS

We have stop signs at several intersections in Howell Creek Reserve and Eagles Watch. Many of you do not stop at these signs. They are enforceable by law and the Winter Springs Police department will issue tickets. More important is the fact that we have young children living near these intersections. Please spread the word to all drivers in your house that the speed limit is 20 mph and that they must stop at all Stop Signs.



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.

Your assistance will keep our community looking great!



Board Meeting
Wednesday, September 28th 2005
Wedgewood Tennis Villas
7:30 pm

CHARLOTTE’S CORNER

Was hoping fall would be in the air by now but----- Sooooo - neighbors – get out and meet your new neighbors!!!

New to Redtail Place – Mike and Shannon Padron. She is a teacher at Rainbow Elementary and Mike works with NationsRent. Glad to have you – they came all the way from Key Largo.

Tania Kline moved into 120 Goshawk Terrace. She moved all the way from Waterford Lakes – enjoy your new home. She presently works for State Farm.

John and Diana Blachshire and family moved into 158 Peregrine Court. Welcome – they came from the big state of Texas. He is in the ministry – we’re glad to have you – enjoy your stay.

130 Peregrine Court is the new home of Jim and Maureen Smith coming from New York. Jim is going to try retirement while Maureen continues to work for Delta/Song Airlines. Welcome to the neighborhood.

Ever stop to think, and forget to start again?



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
Mary Balanda
Lori Marra
Diana Ryan
Jerry Smoker
Sue Wilson
Tina Kevish

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 Four Seasons Lawn & Pest Control

Tom Iverson
407-381-5766

Irrigation Water Right

Brian Patton
407-695-0355

For other landscaping issues, please contact Gary House

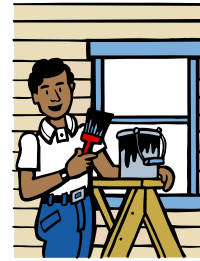


EXTERIOR IMPROVEMENTS TO YOUR HOME

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.

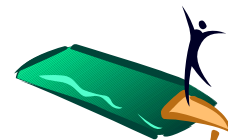
The ARB is an important function of our communities. By maintaining the standards of our by-laws we will maintain the value of our respective homes and communities. Please use the approved ARB form **BEFORE** any work has begun and allow 30 days for approval after form is received by ARB chairperson. Failure to do so could result in the removal of the alteration. If you do not have one of these forms or have any questions, please contact Gary House at Premier Community Managers (407) 696-5700.



NEED A POOL AREA RESERVATION AT THE COMMUNITY POOL?

Bill Maish (144 Nandina) has volunteered to manage the reservations for resident parties at the community pool area. The process is simple whereby a \$50 refundable deposit may be required and the resident who hosts the party must clean up and take the trash with them since the pool has no garbage service. Bill will verify that the clean up was done and that there was no damage to the area and then the deposit check is returned.

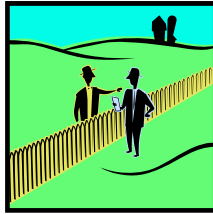
For a reservation, please contact Bill Maish at 407-977-4406.





NEW TO THE NEIGHBORHOOD???

If you are new to the neighborhood and 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).

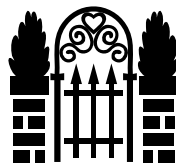


EXIT GATES

Just a reminder to everyone regarding how the gates close at both HCR and EW. Please note that 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 and the system will start the timing process and will eventually close the gates.

For Eagle's Watch, if you have stopped and the front of your car is beyond the stop sign, chances are that you are 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.

You can see the sensor area engraved in the pavement just beyond the exit gate. Please keep this in mind when you leave the development and are delayed when turning onto Vistawilla. We wanted you to be aware of the gate closing process for your safety. If you have any questions please do not hesitate to call me, Lee Jensen, 407-977-2231.



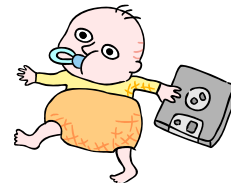
Advertising Information:

Classified Ads are going to be free to any HCR/EW homeowner. A classified ad is thought to be one where a resident is attempting to sell some merchandise e.g. furniture, tools, etc.

Business Ads will be charged depending on the size of the ad. A business ad is going to primarily revolve around individuals or firms offering a service.

The only exception is for services offered by children under the age of 18 e.g. babysitting, yard work, etc.

These will be free and we hope to encourage our neighborhood children to offer their services to the neighborhood.



HCR/EW Workers

Name	Age	Service	Phone#
Matthew Strickland	14	Lawn Mowing	407-366-7417
Christina Strickland	13	Babysitting/Pet Sitting	407-366-7417
Jennifer Senkel	16	Babysitting	407-366-2964
Nikki Hagler	14	Babysitting/Pet Sitting	407-971-2934
Taylor Joseph Hagler	12	Petsitting	407-971-2934
Erin Vaughn	13	Babysitting/Pet Sitting	407-366-8278
Monica Chun	14	Babysitting	407-366-8278

(To be included in this list, drop a note in the mailbox at 134 Nandina Terrace and include your name, address, phone and age)



HOWELL CREEK RESERVE COMMUNITY ASSOCIATION, INC.
Architectural Review Application
 EXISTING HOME FORM
 Premier Community Managers, Inc.
 1255 Belle Avenue, Suite 167, Winter Springs, FL 32708

The Homeowner understands and agrees that NO construction will commence in any manner or respect, until approval by the Architectural Review Board has been granted. The Homeowner is also informed that it may take as much as 45 working days for approval to take place. **Forms should be submitted to the attention of Architectural Review c/o Mary Balanda @ 124 Redtail Place (EW) or Mike Meaney, 104 Sisso Cove (HCR) or Sue Wilson, 235 Nandina Terrace (HCR).** Approval will be given in writing.

Name: _____
 Address: _____
 Lot #: _____ Anticipated Start: _____ Anticipated Completion: _____
 Community: ___HCR___ EW Phone # _____

Please give a complete description of the requested changes. Include lot survey, site plans, diagrams, color chips, materials description, sample products, photographs. All requests must be accompanied by a minimum of a site plan and contractor's plans (if applicable).

Home exterior changes include the following. Please "X" all that apply.

- | | | |
|--------------------|----------------------|----------------------------|
| Fence () | Home Addition () | Satellite Dish/Antenna () |
| Exterior Paint () | Gutters () | Play Structure () |
| Whole House () | Shutters/Awnings () | Screen Door () |
| Trim () | Chimney () | Driveway () |
| Exterior Door () | Pool () | Landscape () |
| Cage Screening () | Patio/Deck () | Lighting () |
| Propane Tank () | Solar Panels () | Spa () |
| Other () | | |

Description of Work : _____

Failure to provide the above mentioned completed information will delay the approval process.

Date received in office: _____ Date Received by ARB: _____ Approved: ___ Disapproved: _____

Comments: _____

ARB Signature: _____ Date: _____





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BUYING, SELLING

(Or Just Some Friendly Advice)

Whatever your real estate needs. I am always at your service. I have a track record of success and a long list of customers. I'd be honored to add you to that list. Thank you!

Time Is Money

ADVERTISING ASSISTANCE

We need a volunteer to be the contact person for ads that people can place in our newsletter or website. We have pricing in place but need someone as the contact person to forward the information (preferably in an electronic file, such as a jpg file) to our newsletter publisher and fees collected to our treasurer. A former HCR resident performed this function and she told us that it did not take much time. We really need someone to assist with this. Please contact Lee Jensen at 407-977-2231 if you are interested.

