



Howell Creek Reserve/Eagles Watch Homeowner's Association Newsletter

President's Message

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

September 2007

Hello Everyone,

I want to take the opportunity to update all residents regarding the "Violation" process. The Board of Directors are responsible for upholding the "Declaration of Conditions, Covenants, Easements and Restrictions" for our community. Each resident should have a copy of this document which details the deed restrictions. We do have a process to ensure that the exterior of homes in our community are maintained at acceptable standards.

We are very pleased to look around our community and see that the homes are beautifully maintained and many times improved beyond the original construction. I know that with our busy lives, it's not always easy to find the time to work outside in our yards or on the exterior of the house itself.

It has been our practice since 1997 to note when an exterior condition at a residence might need attention. And yes, we do understand work schedules, illness, timing of contractors, etc. However, that information is not available to us, so we have procedures to remind residents to remedy problem situations. Please do not take it personal if you receive a notice.


The process is as follows:

1. If a violation is noted, the resident receives a letter from Vista Management notifying them that something on the exterior of their home (roof, fence, lawn, paint, etc.) needs attention. The resident is given 30 days to resolve the violation.
2. If no action is taken to correct and the property manager has not been contacted, the resident receives a second notice. The wording is slightly stronger, but not threatening and reminds them of the Board's responsibility to enforce the deed restrictions and "asks" for their compliance within 30 days.
3. If the resident does not resolve the violation, they are sent a final violation letter via certified mail and reminds them that the Board "could" take legal action if they fail to comply within 15 days. We generally never have to issue this type of letter. There have only been a handful of circumstances in the past and we have resolved each of them.

In summary, it is the responsibility of each homeowner to maintain their property, both home and yard. We all purchased our homes in a deed restricted community and therefore we expect to live in a place that will increase in value and will be aesthetically pleasing. Should you receive a correction notice, your cooperation is truly appreciated and please do not assume that you are being singled out. We issue various letters each month. But remember, if there are circumstances that prevent you from correcting the problem within the requested timeframe, please do not hesitate to contact Diana McCreight or me.

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

Lee Jensen
(407) 977-2231





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."



COMMUNITY GARAGE SALE

Nancy Cox of Howell Creek Reserve is planning the 2nd Annual Community Garage Sale for both Eagles Watch and Howell Creek Reserve on Saturday, November 3rd. If you are interesting in participating or would like information about this event, please contact Nancy at 407-359-6496.





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.

Merry Go Hound Pet Styling



1491 East SR 434, Suite 109
Winter Springs, FL 32708

407-359-9411

We treat your Pets like we treat Ours

With Tender Loving Care!

Experienced Accredited Groomers

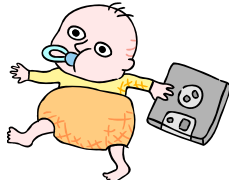
Appointments Appreciated



★★★
 ★
 ★ **Board Meeting** ★
 ★
 ★ **Wednesday, October 24, 2007** ★
 ★
 ★ **7:30p.m.** ★
 ★ **Wedgewood Tennis Villas** ★
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 ★★★



HCR/EW Workers



Name		Age	Service	Phone#
Jennifer Senkel		18	Babysitting	407-366-2964
Nikki Hagler		16	Babysitting/Pet Sitting	407-971-2934
Taylor Joseph Hagler		14	Petsitting	407-971-2934
Erin Vaughn		15	Babysitting/Pet Sitting	407-366-8278
Monica Chun		15	Babysitting	407-366-8278
Katie Wilson		13	Babysitting/Pet Sitting	407-977-9294

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





20 years Experience

Affordable rates

😊 Housecleaning by Monica 😊


Customers references in your neighborhood

Owner Operated (407) 971-3439




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.



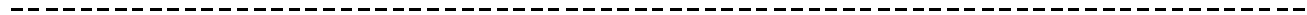


HCR/EW Pool Party Reservation Form
Hand in this portion.

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
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