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Flowood Library  
(601) 919-1911  
Tax Collector  
(601) 825-1467  
Sheriff's Office  
(601) 825-1480  
Waste Mgt  
(601) 825-9213  
Winners Circle Park  
(601) 992-4440

**Fall 2005**

*Avalon News*

**AVALON HOMEOWNERS ASSOCIATION QUARTERLY NEWSLETTER**

**WE SURVIVED!!!**



**HURRICANE**

**KATRINA**

August 29, 2005 will be a day we will all remember. However, what transpired the days following Hurricane Katrina are days I will not forget. Neighbors helping neighbors. It is what Avalon is all about. The front of the neighborhood had several homes with fallen trees, Avalon East had a lot of shingles missing, and the newest development had no power for five days. Neighbors were helping each other with removing trees and getting tarps on roofs.

Others opened their homes to those without power for simple tasks we take for granted such as washing clothes, cooking meals, and a cool place to sleep. A thank you goes to Mitch Beckwith, AHOA Clubhouse Chair, who opened the clubhouse to provide some cool air, a place to cook a meal, and the ability to watch news for those without power. It goes to show what great and caring neighbors we have in Avalon, a place I am PROUD to call HOME. THANK YOU!

LeAnna Torres, AHOA Board member



**AVALON... "A great place to visit – a wonderful place to live"**

# New to Avalon or have a new neighbor?

If you have recently moved into Avalon and have not received a Welcome Packet, please contact Leah Kackley at (601) 992-7271 or [ahoawelcome@gmail.com](mailto:ahoawelcome@gmail.com). She'll get one out to you as soon as possible. Or, if you know of a family that has recently moved in near you, please give Leah a head's up and she will make sure that a packet is delivered to our new neighbor.

Is your information correct? If not, email Leah Kackley with your name as you want it listed in the directory (i.e. - Jason and Leah Kackley), your address, home phone, work phone number(s), cell phone number(s), and email address(es). Even if it was correct in last year's Directory, it won't hurt for us to double check to make sure everything is still correct.



## ODDS AND ENDS



Please make sure that Leah Kackley ([ahoawelcome@gmail.com](mailto:ahoawelcome@gmail.com)) has your current email address. This a good way to ensure that you are on the email list for any quick announcements that might need to be made.

**Stop signs and street signs** are not the place for personal signs in Avalon. Every time someone tapes a sign to the post, it takes off paint. This is just a reminder for all of the up coming garage sales, put your signs on your on own posts. Wal-Mart sells them for about \$0.97 each.

### Scrap Booking Club

We meet the second Friday each month at 7 PM. Come join us for some great friendship and tons of scrapping! Contact LeAnna Torres (601) 919.3094 or Heather Patterson (601)919.8021 for more information.

Does your child baby sit for spending money? Selling a home? Lost or found a pet? Post free on our neighborhood website.

[www.avalonhomeowners.com](http://www.avalonhomeowners.com)

Email [ahoawebmaster@gmail.com](mailto:ahoawebmaster@gmail.com) for more information

Have you had a new addition to the family? Got promoted or started your own business? Well we are going to have a new section in the newsletter titled "Neighbors News" for just that. Please email submissions to LeAnna Torres at [lctorres@gmail.com](mailto:lctorres@gmail.com) for the Winter Newsletter.



# FALL FUNFEST!

OCTOBER 29, 2005

DUSK



Mark your calendars for Avalon Fall Funfest 2005. The event will begin at sunset on Saturday, October 29, 2005. We will have a bonfire for a wiener and marshmallow roast. There will be fun activities for the family including bobbing for apples, a cake walk, hay ride, and Halloween Costume Contest. There will also be supplies to make the campfire favorite – SMORES! Bring a lawn chair to relax and meet your neighbors.

All food and drinks will be supplied by the Homeowner's Association. Due to this, AHOA is asking that everyone please RSVP by October 25<sup>th</sup> so that the proper amount of food is purchased and so that no money is wasted on excess food. Please RSVP by calling Heather Patterson at 601.919.8021 or email her at [pattersonh@bellsouth.net](mailto:pattersonh@bellsouth.net). Volunteers would be greatly appreciated!



*The weather is getting cooler, and everyone wants to enjoy the outdoors. But, along with more outdoor activities comes more danger. We have had reports of kids riding bicycles, scooters and skateboards in the streets – even with cars approaching. PLEASE talk to your children (especially older ones on skateboards) about the danger of playing in the streets. The skateboarders are finding any slope, including steps to the clubhouse, to ramp into the streets. You don't realize the hills in the neighborhood until you all of a sudden come upon someone in the street. It's even harder when a driver of a SUV or large truck cannot see a child that is close to the ground on the skateboard or scooter. PLEASE DON'T LET US HAVE TO REPORT AN INJURY OR DEATH IN THE NEWSLETTER. KEEP YOUR KIDS OFF THE STREETS FOR THEIR SAFETY AND THE SAFETY OF THE DRIVERS. THANK YOU!*

Avalon is organizing a Neighborhood Watch Program and needs your help. We will need "Block Captains" from all areas of Avalon, preferably one per street. This is an excellent program and everyone needs to participate. Call Linda Smith at (601) 919-0596 if you would like to be one of the Block Captains.



## DUES INFORMATION



In order to maintain the beauty of all common areas of our neighborhood and cover property and liability insurance, for all entrances, the clubhouse, pool, fitness room, and additional lots, mandatory AHOA Homeowners dues are \$180 per year, billed semi-annually on January 1st and July 1st for \$90. Per the covenants, upon the date of becoming a property owner in Avalon you are obligated to start paying dues regardless of your use of the facilities. You have 60 days to pay after the due date to avoid a \$10 late fee. **NO INVOICES WILL BE SENT VIA THE U.S. POSTAL SYSTEM, HOWEVER, YOU MAY RECEIVE AN E-MAIL REMINDER IF YOUR ADDRESS IS CORRECT IN THE DIRECTORY.** Statements will be sent after a late fee is assessed on September 15th and March 15th of each year showing the history of your balance. If no payments have been received within 1 year of assessing dues, a lien will be filed with the Rankin County Chancery Clerk's office.

### Options for payment:

**1- By Check:** All checks must be mailed to the post office box @ AHOA, P.O. Box 6016, Brandon, MS 39047 or given to the treasurer at a bi-monthly association meeting. No checks can be left at the treasurer's house or given to another board member.

**2- Auto draft:** This is the preferable way to pay dues regularly and efficiently for you and AHOA. Automatic debits can be authorized from your account to pay dues either quarterly, semi-annually or annually. This system has been in place for the 2 years and is working well for those who have signed up. Please fill out the enclosed auto-draft form or print one from the website and mail to the P.O. Box to get started.

If you have questions about these policies or need to know your balance at any given time, please call Michele Harris, CPA @ 601-992-0914 or send an e-mail thru the Avalon website g-mail system.

# AVALON IS NOW ON THE INFORMATION SUPER HIGHWAY!!!!

The Avalon website has gotten off to a fantastic start since its inception in November 2004. Many people are visiting the site daily, and its total hit count is closing in on 2700!

Residents can find the by-laws, covenants, minutes from past meetings, past newsletters, tips on lawn care, and tons of other helpful information!

If you haven't visited the site yet, please check it out at: [www.avalonhomeowners.com](http://www.avalonhomeowners.com). We're constantly adding information and features, so please visit it often!



## Pool News



The new access system is on-line and working nearly perfectly. Since its installation, there have been 3 problems reported. Two involved bad cards, and the gate was stuck once. If your card has always worked, and all of a sudden it doesn't, IT DOES NOT MEAN THAT THE ACCESS SYSTEM HAS A PROBLEM. It means that AHOA records show that you have not paid your dues. Cards for residents who have not paid dues timely are deactivated on the 15th's of August and February.

PLEASE STOP PROPPING THE GATE OPEN!!! A CHILD COULD WANDER IN AND DROWN. Also, you allow vandals, nonresidents and residents who have not paid their dues to use AHOA facilities on your dime. Though you may not mind this inequity, others do.

Under the AHOA bylaws Article IX Section 5, the board has the right to suspend your membership in the association for non-payment of amounts due to the association. If you are in the pool area without a working card, you are TRESSPASSING. Should your card be turned off for non-payment of dues, it will be reactivated on the 15th of the month following the payment of all amounts due to the association.

Parents: Please remember that children under the age of 16 are not allowed to use the pool facilities without being escorted by an adult resident of Avalon.

If you move, please leave the cards for the next resident of your home. This will alleviate the need for the Board to purchase additional cards.

**Mitch Beckwith**

**Avalon Homeowners Association  
Clubhouse & Pool**

# **CLUBHOUSE RESERVATIONS**

## **THE POOL CANNOT BE RENTED FOR PRIVATE PARTIES!**

### Clubhouse Reservations / Exercise Room

**Pool and Clubhouse Board Member: Mitch Beckwith**

**Contact for exercise room and pool card access system: Mitch Beckwith**

**Contact for clubhouse reservations: Cindy Beckwith**

You may visit the website to see if the date you want is available. The website is not updated daily.

<http://www.avalonhomeowner.com/events/clubhouse/calendar.html>

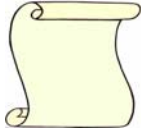
When renting the clubhouse, you may NOT use the pool. This causes over crowding in the pool and can lead to dangerous situations. Also, we do not rent out the pool for private parties.

### **Booking the Clubhouse:**

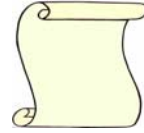
- 1. You must be current on your dues. Please make checks payable to AHOA and mail them to AHOA, P.O. Box. 6016, Brandon, MS 39047. You may NOT take your dues to Michele Harris, the treasurer, Cindy Beckwith, or anyone else on the board.**
- 2. If you are current on your dues, call Cindy Beckwith to book your date, (601) 992-1654.**
- 3. You will need to pay a \$50.00 deposit to Cindy before obtaining a key to the clubhouse. Drop off the deposit to Cindy at 1023 Wakefield Place.**
- 4. The day of your party, you may pick up the key to the clubhouse at 1023 Wakefield Place. Please do not pick up your key early because someone may have reserved the clubhouse before your reservation. Return the key immediately following your party as someone may have reserved the clubhouse after your reservation.**
- 5. Cindy will check the clubhouse to make sure you have completed the "Clean-up Checklist" correctly. At that time, you may receive your deposit back or she can keep it on file for future clubhouse reservations.**

### **Access to the Exercise Room and Pool:**

- 1. Most everyone should have an access card to the pool and exercise room.**
- 2. The access system is working correctly. If your card does not work, make sure you are current on your dues by calling the treasurer, Michele Harris (601) 992-0914.**
- 3. Cards are deactivated on February 15th and August 15th if you are not current on your January and July dues.**
- 4. Should your card be deactivated, it will be reactivated on the 15th of the month following the payment of all amounts due the AHOA.**
- 5. If you have any further questions concerning the access system, call Mitch Beckwith (601) 992-1654.**



# Covenant Corner



There have been complaints about recreational trailers being parked in driveways and along the street in front of homes. This is a violation of the covenants. The covenants state the following:

“Section 21: **VEHICLES & RECREATIONAL EQUIPMENT.**

Campers, camper trailers, recreational vehicles, boats and/or boat trailers, trailers and trucks shall be stored within the confines of the carport, garage, or behind privacy fencing.”

Please remember to park all recreational vehicles and trailers in your garage or behind your fence.

Additionally, there have been complaints regarding parking along the streets. Our streets are not designed to accommodate on-street parking and parking in the streets obstructs the flow of traffic. For safety reasons, please do not park in the streets.

If you have questions, comments or complaints, do not hesitate to contact Dan Loflin at [ahoacovenants@gmail.com](mailto:ahoacovenants@gmail.com).



## SLOW IT DOWN AND REMEMBER TO STOP!



Just a friendly reminder that the **speed limit within the subdivision is 25 mph!** The Rankin County Sheriff's Office has been very active in writing tickets for drivers not coming to a complete stop at stop signs. According to the RCSO, most tickets are written to residents of Avalon. **Please make an honest effort to slow down and obey all traffic signs.** Also, RCSO will be placing a speed monitor in the neighborhood soon. Please help keep the neighborhood safe and consider yourself warned!

Avalon Homeowners Association  
P.O. Box 6016  
Brandon, MS 39047-6016

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