

2006 BOARD MEMBERS

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Matt Torres
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RANKIN COUNTY NUMBERS

Board of Supervisors
(601) 825-1475
Flowood Fire Dept
(601) 992-7710
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 2006

Avalon News

AVALON HOMEOWNERS ASSOCIATION QUARTERLY NEWSLETTER



A Note from the President...

GOOD BYE TO 2006

The year 2006 is about to come to a close and what a great year it has been. With the holiday season just around the corner, I want take a moment and wish every resident all the joy and happiness for the holidays.

AVALON now has a Manager, Charles Stewart, who has done quite a bit of work following up on covenant issues, maintenance issues and giving assistance to the 'Welcome Committee' that helps keep AVALON a great destination for new homeowners.

This past year the 'board' has stepped up enforcement of covenants to ensure standards are maintained for all residents. While there continues to be opportunities in this area it is very important that we as homeowners understand that the covenants are for the protection and enhancement of our property values. Covenants are available on the Avalon website.

We have had a total refurbishing of the pool for it had not had any major work since it was built. We have a beautiful new entrance and the end of Avalon Way that has enhanced the look of AVALON. Continued improvements are planned for the future. Work has begun on formulating plans for the best use of the lot across from the clubhouse. The Avalon Board has continued to make every effort to the improve AVALON, but you have heard me say this time and time again, it takes ALL residents to keep AVALON a wonderful place to live.

It has been my pleasure to serve as vice-president and president of the Avalon Homeowners Association for the past three years and I look forward to serving in other capacities in the future. As we look to the year 2007, it is a bright one and the 'Association' has many challenges ahead. I know that you will continue to give your support the board as they continue with making AVALON "A great place to visit---a wonderful place to live"

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

A Note from our manager –

Charles Stewart



This is my first article in the newsletter since becoming Avalon's manager. The nicest thing about the past four months has been meeting the residents and working with you and the Board on enhancing our subdivision in every way possible.

Avalon will have some unique challenges in the coming months that I believe can be opportunities. As we approach the occupation of the last of the 398 homes, Landmark Construction will relinquish areas they have controlled, such as the retention ponds, to us. We have a committee that is to look at how we want those areas to look and a committee that has begun soliciting ideas about development of the two-lot parcel across from the clubhouse. Another group of interested residents will form a panel which can offer landscaping advice.

During these months dealing with residents I have made contacts that can give our folks special deals in some cases. If you have Alenco double pane insulated windows that have "clouded" in between due to a break in the seal or if you need dead trees removed, let me know so I can refer you as an Avalon resident. Incidentally, nearby neighborhoods' homeowners have had liability issues and there are steps you might want to consider in regard to damage due to dead trees that could fall.

A committee has already given its recommendation on fitness room enhancement. That project is almost complete since the room's damaged walls have been repaired, old equipment removed, and restorable equipment rehabilitated. Look for new equipment very soon.

Don't hesitate to let me know how I can do a better job for you. Along with the Board members I can be contacted at our hotline of 601.992.0115 or through the website.

Charles Stewart

AVALON BOARD NOMINATIONS

Nominations for the Avalon Board are now open. You deserve to have good leadership and as we move forward in making important decisions for the future. Any resident in good standing can be nominated for the election to the 'Board'. Elections will be in January.

PLEASE SUBMIT YOUR NOMINATIONS EITHER IN PERSON TO CURRENT BOARD MEMBER OR BY SENDING EMAIL ON THE AVALON WEBSITE AT = avalonhomeowners.com/

Nominations will need to be completed by December 16, 2006

WILL YOU SERVE OR NOMINATE SOMEONE TO SERVE?

Keeping Up Appearance

Please make every effort to keep up your lawn and property. That includes the front and back yard. It not only affects the beauty and cleanliness of the neighborhood, but also our property values!!

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. 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) 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.

THAT DOG WON'T HUNT!

There is a leash law in Mississippi that prohibits dogs from running loose through the neighborhood. Please respect your neighbors by not allowing your dog to run loose. It is always a shame to see a dead dog on the road or have to deal with the mischief that a loose dog can cause.

****Please call the Rankin County Sheriff's Office if you see loose animals in the neighborhood.
601.825.1480****

**Exercise your right as an American and vote
on Tuesday, Nov. 7th**



**Location for Avalon residents – G. Chastaine Flynt Memorial Library
103 Winners Circle, Flowood, MS 39232**

This is the Library off of Old Fannin Rd. by the Firestation

Times to vote – 7am-7pm

You must have registered to vote 30 days ahead of the election or you will not be allowed to cast your ballot. To confirm if you are registered you can contact the Rankin County Circuit Court.



**You are invited
To attend Avalon's**

**Fall Social
Saturday, October 21
4:30 – 6:00**

Avalon Clubhouse

Snacks and Hayride

Costumes Encouraged



Pool and Workout Room



KEEP IN MIND THAT WE HAVE A SOME NEW RULES AND IMPORTANT INFORMATION REGARDING THE EXERCISE ROOM

- Please contact Avalon Manager Charles Stewart at 601-992-8102 to make clubhouse reservations, request access cards, and report access card problems.
- Due to Vandalism in the past, there is a new policy for the use of the exercise room. Only residents who sign an Exercise Room Agreement will be allowed access. Also, children under the age or 18 are no longer allowed access to the room. Please contact Charles Stewart to sign the agreement and get your access turned on.
- * Cards for residents who have not paid dues or fines timely are deactivated on the 15th of every month. A one month grace period is given from the due date or levy.

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

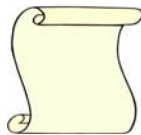
www.avalonhomeowners.com

Email ahoawebmaster@gmail.com for more information

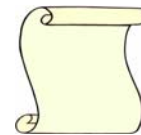
Check out the Avalon website!

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

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



Covenant Corner



Remember that automobiles should be parked in the driveway. A brief exception with a 3 day limit has been instituted to accommodate guests. Violations could result in fines.

If you have questions, comments or complaints, do not hesitate to contact Dan Loflin at ahoacovenants@gmail.com.

Have you had a new addition to the family? Got promoted? Well we are going to have a new section in the newsletter titled "Neighbors News" for just that. Please email submissions to [Stephane Jeanrenaud at sjeanrenaud@gmail.com](mailto:sjeanrenaud@gmail.com) for the Winter Newsletter.

Avalon Ads:

Debby Case
Piano Studio

Brandon (Reservoir) – Avalon
Subdivision

Limited Availability

Beginners – College Prep
Hymn Festival & Bach Festival
BME-MM Yamaha Instructor –
adjudicator

Call 601.919.8466



Linda Starns, Realtor

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Avalon Resident

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