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RANKIN COUNTY NUMBERS

Board of Supervisors
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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 2008

Avalon News

AVALON HOMEOWNERS ASSOCIATION QUARTERLY NEWSLETTER

A Note From Your Board



Another year...another storm. Avalon endured another severe storm in recent months. This time, instead of a hurricane, we received a direct hit from a severe tornado. Some houses, along with much of our perimeter fence, did not fair so well. Thankfully no one was injured and most of the damage has been repaired.

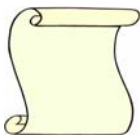
You have probably noticed that our perimeter fence has been repaired, yet still lacks paint. We are currently evaluating bids to have it repainted. Our concern is not to invest too much money into it until we know what, if any, impact the road widening project on Old Fannin will have on the fence itself. At a minimum, we will have the section along the vet office and the new sections up front painted shortly. Also, we were lucky in that we did add our fence to the neighborhood insurance policy after Katrina, so all repairs have been covered from that policy. The final portion of tornado related repairs for Avalon is to complete the flag pole repair work at our front entrance. If you drive by, you might notice the flag pole missing. We were lucky to have a resident provide a lift to take it down. This will allow us to have some repair work done and remount it when complete.

After much delay, we finally were able to get in the retention ponds and clear them out. We do have a contract to have them cut at least monthly, but sometimes mother nature does not cooperate and they are too wet. Our long-term goal is to work with the county to allow us to clean and smooth them out so that they can be maintained much easier.

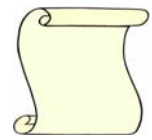
We would like to point out that there are a few new faces on your association board. Wendi Sibley and Matt Baldrige both agreed to step forward and lend their time. Please thank them when you see them. We have also had a few changes in the board positions. Please feel free to contact any board member with your concerns and/or questions.

Lastly, we would simply like to encourage each of you to become involved in Avalon. The more we, as residents, put into our neighborhood, the better place it can be to live. We know and understand not everyone can volunteer time. It can be as simple as sending us an email with your suggestions or concerns about Avalon. We rely on you to be our eyes and ears to what is going on in our neighborhood.

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



COVENANT CORNER



REMINDER THAT COVENANTS ARE ON THE WEBSITE –
www.avalonhomeowners.com Please take time to review it if you have never done so.

IMPORTANT COVENANT NOTICE

If you are thinking of changing your home's exterior color, adding a garage / storage building or simply adding a driveway, our covenants require that you obtain Association Board approval **PRIOR** to undertaking any planned changes. While many residents have been very cooperative, some have not asked for or received prior approval before moving ahead with these projects. Our goal is to work with every resident to find a solution that fits within the covenants we all live within, while at the same time protecting the integrity of our neighborhood and ultimately all of our home values. If you have a planned project, please submit to the board well before you intended date. We are volunteers and while we try to meet regularly, it is not always possible. Our covenants give us 30 days to act once a complete set of plans is submitted. It is often the case that what is initially submitted is not sufficient or complete enough for us to make a determination one way or another, so be aware that it can take some time.

How to submit a request? There are several ways to begin the process. You can simply contact Charles Stewart and he can forward your request along to the appropriate board member. The easiest way would be to email ahoapresident@gmail.com or contact any board member you may know.

A Note from our Manager



Avalon is experiencing a time of change now that Landmark completed our subdivision just over a year ago. Consideration is being given to gradually enhancing and developing the remaining areas. We appreciate your patience and input as these things progress.

AHOA knows that everyone does not use the Fitness Room, Clubhouse or Pool, or participate in seasonal events. Even future progress does not appeal to everyone. However, we know that the availability of those special features does add to the appeal of Avalon and therefore holds our property values up, since many realtors and potential buyers will be impressed. Besides, you may not even be aware of the additional exercise equipment and pool lining added in 2007, or know that the bathrooms and pool deck were painted. Improved area security has been added and additional measures are being considered to keep our flagship structure at its best.

Isn't it unsightly to have those promotional newspapers thrown in your driveway? It is even worse once they are run over and smashed flatter and bigger. Then rain comes and they turn to mush. View them as an opportunity to demonstrate why you tell your kids to pick up things whether or not they put them there. Seriously, tossing them into the garbage can when you get the mail or trash would help us.

Old Fannin will finally be five-laned this coming year, so get ready for the orange barrels. Once completed, we will evaluate the need to address our neighborhood fence along this major road. In the interim, we fear any major work to improve it would only be damaged in the construction process of the road.

I find that the best thing about this job is meeting and dealing with the residents of Avalon. Call on me as needed.

Charles Stewart – Association Manager

New to Avalon or have a new neighbor?

If you have recently moved into Avalon and have not received a Welcome Packet, please contact Sammy Barmer at (601) 919-0593 or ahoawelcome@gmail.com. He'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 Sammy a heads up and he will make sure that a packet is delivered to our new neighbor.

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!

**IF YOU HAVE ANY QUESTIONS OR SUGGESTIONS ABOUT THE WEBSITE
EMAIL AHOAWEBMASTER@GMAIL.COM**

STAY CONNECTED WITH WHAT'S GOING ON IN AVALON!

Want to keep up with current events in Avalon? Want to let your neighbors know if your dog or cat is missing? We've created an Avalon GOOGLE Group! This will allow you to either get email updates, or simply go to the Avalon Webpage and link to a page with updates. You set your own preferences on receiving email updates or not. The member list is totally private and will be limited to Avalon Residents. If you are interested, there are several ways to join. We will be sending an "invite" to those who we have a valid email address. Also, look for the link to join on the main Avalon Webpage. You may also go to <http://groups.google.com/group/ahoa-message-board> and request to join. If you are still having trouble joining, email AHOAClubhouse@gmail.com to request an invite.



DUES, DUES, DUES



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 currently \$189 per year, billed semi-annually on **January 1st** and **July 1st** at \$94.50. Per the covenants, upon the date of becoming a property owner in Avalon, you are obligated to pay 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:

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.

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 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 @ 601-829-3579, send an e-mail to AHOATreasurer@gmail.com, or call the help line at 601-992-0115.

WHAT'S ON THE SOCIAL CALENDAR?



ANNUAL AVALON HALLOWEEN FESTIVAL



WHEN: SATURDAY, OCTOBER 18TH 4:00 - 6:00 PM

WHERE: AVALON CLUBHOUSE AND LOT

Come join your neighbors for an afternoon of fun filled activities. We will have several space jumps, a costume contest for the kids and a hay ride for the entire family to enjoy. We'll also provide some treats for all to enjoy.

Anyone willing to volunteer, please contact Tony Mickholtzick at ahoasocial@gmail.com or 601.992.9424.

TRICK-OR-TREATING IN AVALON

With Halloween falling on a Friday this year, Rankin County officials have decided to shift trick-or-treating to **Thursday, October 30th**. This will help officials provide the adequate police support, which would not be possible otherwise with all the high school games on Friday evenings. We are asking that all Avalon residents follow this recommendation.

HAVE AN IDEA FOR A SOCIAL EVENT, LET US KNOW!

We are always looking for new ways to involve our neighbors. Email Tony at ahoasocial@gmail.com.

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Pet sitting in your home

Avalon resident offers professional pet sitting service in the reservoir area. Years of experience, dog training available, references available. Call or email Leslie Mayeaux.

601-212-6968

lesliemayeaux@yahoo.com

