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Flowood Library
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Tax Collector
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Sheriff's Office
(601) 825-1480
Waste Mgt
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Winners Circle Park
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Spring 2008

Avalon News

AVALON HOMEOWNERS ASSOCIATION QUARTERLY NEWSLETTER



A Note From Your President

Well, 2008 is already here. 2007 was a great year for Avalon. We have no more building going on, a few new stop signs – I know, some like them and some don't, and we have some great new residents who have moved in this year. It's been a busy time for the Board, also. We have had to deal with problems with the pool in that we have had to have it re-plastered, painted and retiled – but, doesn't it look nice! While we were doing this work we decided that we would have it converted to a saltwater system, which is supposed to be much easier on the eyes, skin and hair. We'll see. The bad part of this is the fact that it had to be done due to damage caused by furniture and weights being thrown into the pool. This may have been a joke in the minds of the ones doing it, but it has cost the Association – you and me – over \$17,000 to repair the pool. We have had a couple of occasions since that time when things have been thrown into the pool causing some damage. This is why it is so important for each of us to keep an eye on things in the neighborhood. If you are driving through the neighborhood and see someone in the pool at 1:00 in the morning, this isn't right. Call the Sheriff! If you see someone jumping the fence, or being at the pool or clubhouse after 9:30 in the evening (unless the clubhouse has been rented) or before 6:30 in the morning, call the Sheriff or one of the Board members.

We have also been dealing with the retention ponds and making sure that they stay clean and safe. We have been making sure that the Covenants of Avalon, which govern all of us, are obeyed. We know that some folks don't like having a set of covenants setting out what they can and cannot do, but, if you think of what our neighborhood would be like if everyone could do just as they please, you will realize they are a benefit to all of us. You only have to hear some of the selling prices of home in Avalon to understand that prices are going up, not down, here. Just look at other neighborhoods around which either don't have covenants, or don't have a homeowners association to uphold them, and come to your own conclusion.

We have also been very fortunate to have Charles Stewart working with us also. He keeps the clubhouse running, picks up trash, makes repairs, makes sure covenant violations are remedied, and keeps the mailboxes in good shape.

- continued on page 2.

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

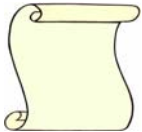
AVALON WANTS YOU!!!

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 held in conjunction with the next neighborhood-wide meeting. If you are interested in serving, please contact any board member. We have two openings to fill, leaving plenty of room for you to help!!!

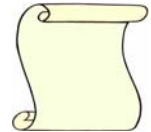


PLEASE SUBMIT YOUR NOMINATIONS EITHER IN PERSON TO CURRENT BOARD MEMBER OR BY SENDING EMAIL ON THE AVALON WEBSITE AT = avalonhomeowners.com

WILL YOU SERVE OR NOMINATE SOMEONE TO SERVE?



COVENANT CORNER



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

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

A NOTE FROM YOUR PRESIDENT...CONTINUED FROM PAGE 1

On that point, let me say that Charles works with the Board to make sure that rusted and damaged mailboxes are either repaired or replaced. We know that some of you have voiced objections to having your mailbox replaced, but the problem is that the ones originally installed when we first moved in were not the best quality. They rusted quickly and didn't hold the repairs well. We have since found a different type of mailbox that does much better. Charles takes these new boxes and paints them to coordinate with "Avalon" colors. Please understand that the Board, and Charles, are working to make sure that property values stay high for all residents of Avalon.

We are all looking forward to the new year and what it will bring. The Board will continue to work for you and Avalon. If you have any suggestions, concerns, or recommendations, please contact one of the Board members. We represent YOU.

Best wishes for a happy and prosperous 2008.

LINDA SMITH, PRESIDENT

A Note from our Manager –

Charles Stewart



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

Keeping Up Appearances

As it is wintertime, lawn maintenance is at a minimum. However, please consider how you make it look nice and presentable.

Remember, it makes it much nicer for you and the rest of the neighborhood! Here are a few tips:

- *February is the time to cut back monkey grass, pampas grass and your crepe myrtles. This promotes healthy growth for the new year.*
- *Late February/Early March – time to trim back those shrubs.*
- *First part of April – once the ground temp rises a bit (65 degrees +), its time to fertilize.*
- *Annuals – plant no later than April 15th, depending on weather.*



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. Please call the Rankin County Sheriff's Office at 601.825.1480 if you see loose animals. Also, it is your right to report barking dogs to the Sheriff's office as well.

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.

Is your information correct? If not, email Sammy Barmer with your name as you want it listed in the directory (i.e. – Bob & Lisa Smith), 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.

Please make sure that Sammy Barmer (ahoawelcome@gmail.com) has your current email address. This is a good way to ensure that you are on the email list for any quick announcements that might need to be made.

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!

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](mailto: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/aho-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 \$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:

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 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.

Want to know where your money goes? Every homeowner has a right to see the Avalon Financial Statements. We make them available at all homeowners meetings. If you cannot attend, please request a copy from our Treasurer, **MICHELE HARRIS, CPA @ 601-829-3579 OR SEND AN E-MAIL TO AHOATREASURER@GMAIL.COM.**

Attention

Over the past year, there have been several vandalism incidences at the clubhouse causing significant damage to the pool. The Association has worked closely with the Sheriff's department in investigating each instance. If you notice any suspicious activity, please notify the Sheriff, Charles and/or a Board member. Because of this recent activity, the Association will be installing a VIDEO SURVEILLANCE SYSTEM to record all activities in and outside the clubhouse, pool and workout room. This is to protect our assets and our residents.



POOL, WORKOUT ROOM, AND CLUBHOUSE RULES



Over the past year the Association has upgraded some of the clubhouse and pool patio furniture. The goal is to make our clubhouse a nice facility that all residents are proud to use for your personal events and parties. Remember the clubhouse belongs to YOU, so feel free to call Charles so that you can reserve it. Below are some general instructions and polices regarding the use of the Clubhouse, Pool and Exercise Room. In the near future, we will be developing a new clubhouse reservation form that clearly defines all acceptable activities for clubhouse rental. If you have any questions in the interim, please contact Charles Stewart or Scott Reinhardt.

Contact for Clubhouse Reservations and Access Cards

Please contact Avalon Manager Charles Stewart at 601.992.0115 or ahoamanager@gmail.com to make clubhouse reservations, request access cards, and report access card problems.

Exercise Room Policy

Only residents who sign an Exercise Room Agreement will be allowed access. Also, children under the age of 18 are no longer allowed access to the room. Please contact Charles Stewart to sign the agreement and get access to the exercise room.

If you notice any piece of equipment not working properly, please contact Charles so that it can be repaired as soon as possible.

NOTE: Please re-rack all dumbbells and free weights that you use during your workout. If left strewn on the floor, these become extreme tripping hazards and make the room look really cluttered.

Clubhouse Reservation Policy

As Avalon continues to grow, some issues are beginning to become bigger problems. For some time now, it has been policy that the pool may not be used while reserving the clubhouse. Along with other reasons, it overcrowds the pool causing a dangerous situation, and is beginning to ruin the carpets inside of the clubhouse. As this policy is being ignored by some residents, the Board was forced to adjust the clubhouse use policy to the following:

If a member of your party is found to be swimming, you will be forfeit your deposit and you will be fined \$100.00

If anyone would like to report a violation of this policy, please contact me or any other Board Member – preferably while the violation is underway.

Dues and Access

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.

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 (18+) resident of Avalon.

AVALON BOARD ADOPTS REVISED FINE POLICY

In an effort to ensure a safe environment that helps to promote and protect our home values, the Avalon Board has adopted a revised fine schedule, which will become effective on March 1st.

GARBAGE CANS

If cans remain out 2 days after garbage pick-up day. 1st Offense - \$25, 2nd Offense - \$50, 3rd Offense - \$75.

PARKING IN STEET/ YARD

If violation continues for 5 days*. 1st Offense - \$50, 2nd Offense - \$75, 3rd Offense - \$100.

BOAT/TRAILERS

If visibly parked in violation of covenants for 3 days*. 1st Offense - \$50, 2nd Offense - \$75, 3rd Offense - \$100.

YARD MAINTENANCE

1st Offense - \$50, 2nd Offense - \$75, 3rd Offense - \$100. In addition to fines, Avalon also maintains the right to have yard maintenance completed at the homeowner's expense.

In all cases, Homeowners will be given a written notification of the observed violation prior to any fines being imposed. The hope is that any confusion in the specific violation may be clarified/resolved, avoiding the need to impose a penalty.

The intent of this new fine structure is to ensure the safest possible neighborhood and to protect the integrity of our neighborhood, with the ultimate goal of improving everyone's home values! If you have any questions or notice violations, please contact Charles or a board member. Also, remember that these fines are assessed by the Avalon Board and not the Avalon Property Manager.

*** In the case of the Car Parking and Boat/Trailer fines, we have set a "number of days" threshold. This is to acknowledge that in certain situations (especially around the Holidays) people have overnight guests or unavoidable situations. That said, any homeowner who is a continual offender and has moved past the "1st Offense" stage will not be afforded the grace periods outlined.**

SAVE THESE DATES

ANNUAL AVALON EASTER EGG HUNT

When: Saturday, March 15th from 10:00am – 12:00pm **Where:** Avalon Clubhouse
Bring your little ones and enjoy a meeting your neighbors while they hunt for Easter Eggs.
If you can help, please let Tony know at (601) 992-9424 or AHOASocial@gmail.com

NEIGHBORHOOD GARAGE SALE

Saturday, April 5th

Need to clean out your attic or garage? Don't want to mess with signs or an ad in the paper? Avalon has decided to identify the first Saturday in April as Garage Sale Saturday. We'll put the ads in the papers and put out a sign. You are only responsible for your garage! Have any question, let Tony know. Thanks!

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

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AVALON RESIDENT

**WANT TO PLACE AN AD IN
THE NEXT NEWSLETTER?**

LET US KNOW!

**JUST LET CHARLES OR A BOARD MEMBER
KNOW OR SIMPLY**

EMAIL: AHOACLUBHOUSE@GMAIL.COM