

Summer 2005

Avalon News

AVALON HOMEOWNERS ASSOCIATION QUARTERLY NEWSLETTER

2005 BOARD MEMBERS

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AHOAPresident@gmail.com

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Secretary
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Heather Patterson
Social Events Coordinator
(601) 919-8021
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Matt Torres
Webmaster
(601) 919-3094
AHOAWebmaster@gmail.com

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

Hello Avalon,

Summer is here and a lot is going on in our great neighborhood of AVALON.

There are changes in the Avalon Board. I am sad to report that Nikki Gilstrap, who served on the Board as Vice-President, is relocating to South Carolina. We all wish her and her family all the best, she has served the Avalon Community well and she will be truly missed. Good Luck Nikki!

Other changes on the Board are: Steve Waite, current board member will be filling the vacated office of Vice-President. Heather Patterson, Special Event Coordinator will become a voting member of the Board. Congratulations to Steve and Heather!

As you are probably aware by now, we have a new entry system for the Clubhouse and Pool area. This is a great improvement over what we had in the past. Now we will have a record of all entries into the clubhouse areas. Vandalism had become too much of a problem and steps had to be taken to protect your assets. Thanks to Mitch Beckwith that worked very closely with the alarm company to get the new equipment installed.

Plans are being formulated as to the improvements to the current Avalon facilities, and you will be hearing more about that soon!

For the summer months, the Avalon Homeowners meeting will be every other month. The next meeting will be July 7th.

I want to thank the residents that have taken action on the letters being sent out concerning mailbox maintenance. I can remember this time last year it was embarrassing for anyone to drive through our beautiful neighborhood and see the condition of the mailboxes. Thanks to Charles Stewart, the mailboxes are looking MUCH BETTER!

Let's have a great and safe Summer

Sammy Barmer, President



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. 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, you can give Leah a head's up and she can make sure that a packet has been delivered to our new neighbor.

Do you need an updated directory? We're updating the Avalon Directory NOW! As soon as you get a chance, 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

\$90 dues for July through December 2005 are due by **August 1st**. To avoid your pool and clubhouse access being terminated, pay your dues by August 15th. To avoid a \$10 late fee, pay your dues by **September 1st**. Invoices are only mailed once a late fee has been assessed. There are now 2 payment options. Payment Option # 1: Pay by check and Payment Option # 2: Auto draft, which can be Quarterly (January, April, July, and October), Semi-annual (January and July), or Annual (January). We would like to encourage the use of the auto-draft form, which is working well for those who have already signed up. Please see the enclosed auto debit form or you can print one off from the website.

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.

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.

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.



Pool News



New access system

- Recently you received a letter, and most of you your access cards, about and for the new access system at the clubhouse. The letter that was mailed is posted on the website. Please refer to it for additional information. The system was activated on May 25th, 2005, and is working fine.

As mentioned in the letter, a recent rash of vandalism prompted the purchase of this new system. The system tracks the cards that are being used to access the pool area and, hopefully, will discourage future vandalism.

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.

If you currently have a key to the exercise room, please discard it as it no longer has a use.

New Pool Construction

- The board is currently exploring the possibility of building an additional pool. We have been advised that the most cost effective approach to this is to install an additional pool on the same lot as the current pool. We are currently in the process of obtaining a full cost estimate and rendering. As this construction will have to go up for a full vote by all residents, you will receive additional information with the ballot.

The proposal that we have asked for will double our pool use capacity.

Mitch Beckwith
Avalon Homeowners Association
Clubhouse & Pool

Clubhouse Reservations

The pool cannot be rented for private parties!

Contact: Cindy Beckwith, 1023 Wakefield Place, (601) 992-1654

Visit the website to see if your date is available. The website is not updated daily.

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

Below is an outline on what you will need to do to reserve the clubhouse or receive a key to the exercise room.

BOOKING OF CLUBHOUSE - ONLY FOR RESIDENTS WHO ARE CURRENT ON THEIR DUES!

1. Contact Cindy and inquire about date availability.
2. The clubhouse will be booked to the Resident only if dues are current.
3. Review "CLUBHOUSE CHECKLIST" with Cindy, provide a \$50.00 deposit and Cindy will provide a key.
4. Resident is to return the key to Cindy immediately after the event is finished and the clubhouse cleaned.
5. Cindy will inspect the Clubhouse & checklist, then return deposit to Resident if all items are satisfactory.

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 1800! 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!



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 speeding and 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.

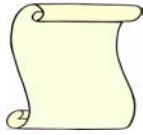


SUMMERTIME REMINDER

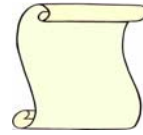


As a reminder, per the covenants- "The grass, flowers, and shrubbery must be kept in orderly fashion. Grass, weeds, and vegetation on each lot owned shall be kept mowed at regular intervals by each Owner, so as to maintain the same in a neat and attractive manner."

For those homes with sidewalks, please remember to remove grass clippings and any weeds that may sprout.



Covenant Corner



Recently, there have been some complaints made to the board regarding the placement of satellite dishes. Please be aware that the covenants were amended in October of 2003 to address this issue. The covenant states:

'Satellite dishes should be installed to the rear of residence behind any existing fencing. If this is not a viable choice due to problem with azimuth alignment with satellite, placement should be within 15 feet of rear corner on either side of residence affixed to eve of roof or placed on pole not to exceed 4 feet high and not more than 3 feet from residence.

Any deviation to Satellite Dish placement must be approved by the Avalon Architectural Review Committee.'

If you are not in compliance, please address this issue at as soon as possible.

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.

Announcements

Scrap Booking Club

Are you into scrap booking, and would like to meet once a month to scrap with other residents? We are looking to start a group meeting in the clubhouse one night a month to share ideas, company, and of course to scrap book. Whether you are just starting out or have been scrapping for a while, please join us! 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

Email ahoawebmaster@gmail.com for more information

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Avalon residents since 1995

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****If you would like to advertise in the quarterly newspaper, please contact Michele Harris at
aheatreasurer@gmail.com for more information.**