

Summer 2006

Avalon News

AVALON HOMEOWNERS ASSOCIATION QUARTERLY NEWSLETTER

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(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



A NOTE FROM THE PRESIDENT...

OUR NEW BACK ENTRANCE

Well it is official! The keys to Avalon's new entrance structure on Avalon Way have been turned over to the Avalon Homeowners Association. Many Thanks to Regatta Development, LLC for the construction. Encouragement and approval by Larry Swales, our County Supervisor, was a big part of the making this happen. Avalon was given control as to design of the entrance with Regatta having final approval. The initial drawing was submitted by one of our own residents - Jason Kackley. After a few small changes both parties were in agreement and construction began. Regatta Development, LLC provided the monetary funds for this project. Your homeowners association has moved forward in making AVALON "A great place to visit...a wonderful place to live."



AVALON HAS A NEW MANAGER...

Avalon now has a manager to take care of day-to-day operations of the subdivision. Charles Stewart, a resident of Avalon, has taken on this position and comes to the position with experience in management of people and facilities. Charles' duties will include management of all common areas of the Homeowner's Association and providing quick response to issues that come up on a daily basis, along with following up on the fulfillment of contract agreements that are currently in place (i.e. pool maintenance and landscaping.) You can contact him on the website with any questions or issues. Please welcome Charles as he takes on this very important position of making AVALON even better. Charles will be managing our new hotline as well. Please call 601.992.0115 with any concerns you have regarding the neighborhood. Messages left will be checked daily and followed up with appropriate action.

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, 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.

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.

ATTENTION RESIDENTS:

A REMINDER FOR THOSE RESIDENTS WHO OWN GAS OPERATED RECREATIONAL VEHICLES (GO KARTS, FOUR WHEELERS, AND DIRT BIKES). IT IS ILLEGAL TO RIDE THESE VEHICLES ON ANY ROADS. PLEASE KEEP ALL RECREATIONAL VEHICLES OFF OF AVALON'S ROADS.

ALSO, CHILDREN UNDER 16 MUST BE ACCOMPANIED BY AN ADULT WHILE AT THE POOL.

BE MINDFUL OF OTHER RESIDENTS WHILE CELEBRATING. (I.E. SHOOTING FIREWORKS LATE AT NIGHT AFTER THE HOLIDAY HAS WELL PASSED.)

****PLEASE CALL THE RANKIN COUNTY SHERRIFF'S OFFICE WITH ANY COMPLAINTS OR SPOTTING OF ILLEGAL ACTIVITY. 601.825.1480****

Vandalism

Folks:

We move into Avalon for different reasons: a quiet covenant community; strong schools, public and private; numerous restaurant choices; proximity to the Reservoir; shopping options for both genders; the amenities available to all Avalon Homeowners in good standing – our clubhouse, pool and fitness room – and the daily commute into Jackson. OK, so the morning and evening trek down Lakeland isn't a fave, but I felt compelled to inject some humor before getting serious.

Despite all that Avalon has going for its residents, all that it has to offer – including our vital and most precious asset, YOU, its residents – we're still regularly victimized by vandals, a select few individuals intent on spoiling it for everyone else. How sad.

The fitness room suffered significant damage from free weights being tossed around, forcing us to severely limit and monitor access. In another instance, patio furniture ended up in the pool and purposely upended. Just this past weekend, idle hands felt the need to take the time to dive down, unscrew and remove the drain cover in the pool. All this after the Homeowner's Board recently spent \$6,000 of your dues to re-line, paint and grout the pool.

Certainly most of this is being done late at night.

We are taking measures to secure the pool, providing better lighting and installing surveillance cameras. We're disappointed we have to incur these expenses – after all, this is Avalon – but we're left with no choice, no options if we're to continue to provide quality amenities or even consider adding a second pool, a playground or other recreational facilities.

You can help, because Avalon is yours to serve and protect as well, by keeping an eye out for suspicious activity and reporting it immediately to the Rankin County Sheriff. If you see under-age children outside, on our streets, after 11 p.m., call the sheriff. If you notice someone at the pool after normal hours of operation, call an AHOA board member or the sheriff, or both.

Avalon is now more than 350 homes, certainly more than seven of us can manage. Besides, this isn't our subdivision – it's your subdivision, it's all of our subdivision. We're all responsible for making sure it's safe, that it provides the quality, covenant-driven, appearance that attracted us here in the first place. Let's be good neighbors and look out for each other.

Thank you.

Steven Waite

Vice President, AHOA



What a great time we had at the Annual Easter Social. With all of the activities there was never a dull moment. The children loved the cupcakes but the biggest hit was the moon jump and slide. There were many prizes given at the egg hunt and with our special visit from the Easter Bunny the children were all in amazement. Needless to say it was a hoppin good time!



I want to send a big thanks to all of the board members and residents who helped make this social a success. Your help is always greatly appreciated. I couldn't have done it without you.

Heather Patterson

Social Events Coordinator



Don't miss the second annual Avalon Fall Fun Fest!

A date will be set in the near future. Please contact Heather Patterson at 601.919.8021 to find out how you can help make this year's Fall Fun Fest better than the last!

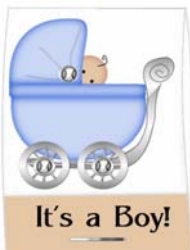
***Costume Contest with Prizes *Cake-Walk*Carnival Games*Hayride*Hotdogs and Cupcakes**

Avalon's Newest Little Residents:

Matthew and LeAnna Torres would like to announce the arrival of Patrick McKenzie Torres. Patrick was born on April 27, 2006.

Jack and Lori Vaughn would like to announce the arrival of Harley's little brother, Cody Frank Vaughn. Cody was born on June 7, 2006.

If you would like to announce the arrival of your newest addition, please email announcements to LeAnna Torres at AHOALandscaping@gmail.com





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 at \$90. 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 3 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 to AHOATreasurer@gmail.com.

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

	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 LeAnna Torres at ltorres@gmail.com for the Fall	
	Newsletter.	



Pool and Workout Room



New Contact for Clubhouse Reservations and Access Cards

Please contact Avalon Manager Charles Stewart at 601-992-8102 to make clubhouse reservations, request access cards, and report access card problems. Mitch and Cindy Beckwith no longer handle these duties.

New Exercise Room Policy

Due to a recent rash of vandalism, the Board was forced to institute a new policy for the use of the exercise room. In order to more effectively control access to the room, all access to the room has been turned off. 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 your access restored.

New 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 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 resident of Avalon.

**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: Charles Stewart

Contact for clubhouse reservations: Charles Stewart

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>

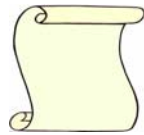
When renting the clubhouse, **you may NOT use the pool.** This causes over crowding in the pool and can lead to dangerous situations. **Also, we do not rent out the pool for private parties.**

Booking the Clubhouse:

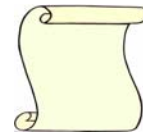
1. You must be current on your dues. Please make checks payable to AHOA and mail them to AHOA, P.O. Box. 6016, Brandon, MS 39047. You may NOT take your dues to Michele Harris, the treasurer, Charles Stewart, or anyone else on the board.
2. If you are current on your dues, call Charles Stewart to book your date, (601) 992-0115.
3. You will need to pay a \$50.00 deposit to Charles before obtaining a key to the clubhouse. Drop off the deposit to Charles at 535 Brighton Circle.
4. The day of your party, you may pick up the key to the clubhouse at 535 Brighton Circle. 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. Charles 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 he 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.
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 Charles Stewart (601) 992-0115.



Covenant Corner



After many complaints from residents regarding parking on the street and the safety of residents and their children, the Board circulated a petition to amend the covenants. The amendment passed and the covenants are being legally changed to include the following:

Parking: All automobiles and other motor vehicles must be stored in the confines of a garage or driveway. Parking in the streets is strictly prohibited, excepting a 3-day limit, to accommodate guests of homeowners.

Also, the Board voted in 2005 to institute a fine schedule for covenant violations that were not addressed within a reasonable time period once notified. The following schedule was approved:

- 1st Letter – Warning
- 2nd Letter - \$25 fine
- 3rd Letter - \$50 fine
- 4th Letter - \$75 fine
- 5th Letter – Legal Action

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

Avalon is on the Internet!

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 over 4,500!

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. 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 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.**

Avalon Ads:

Debby Lane
Piano Studio

Brandon (Reservoir) – Avalon
Subdivision

Limited Availability

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

Call 601.919.8466



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