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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

# Summer 2009

# Avalon News

**AVALON HOMEOWNERS ASSOCIATION QUARTERLY NEWSLETTER**

## A Note From Your Board



Why is your homeowners association important to you? That is a good question and one that is often difficult to see. Many do not realize that Avalon is only a house or two shy of 400 homes. With so many residents, it is important that we maintain a strong and active homeowners' association to ensure the long-term vitality of our neighborhood. As we look around the Reservoir area and see many of the neighborhoods begin to age they often lose their initial appeal. It is those that have strong/active associations that are able to maintain the integrity of the neighborhood over time (thus maintaining the home values). It is AHOA's goal to keep our neighborhood a great place to live!

You may have noticed that we have undertaken several landscaping improvement projects in the past few months. These are a few of several planned improvements. We are continuing to work with Rankin County officials to find the best long-term solution for our detention ponds. In addition, AHOA strives to maintain our clubhouse, pool and work out room so that as many residents are able to enjoy them as much as possible.

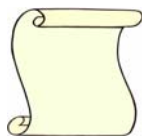
How can you, as homeowners, help with AHOA? First and foremost is to be good neighbors. Get to know your neighbors! Second, is to get involved with AHOA. We know many of you, like us, have busy daily schedules and cannot make all the meetings. We would encourage you to come to at least one. If you can't, tell the association board members what is on your mind. We all have email accounts and your comments and suggestions are very much welcomed.

Lastly, we want to encourage every homeowner to attend a neighborhood wide meeting on Saturday, August 22<sup>nd</sup> at 4:00 – 7:00. While we intend for this to be a fun filled event (with free BBQ and music), it is very important too. We will be electing people to serve on the Association Board. We also hope to share some exciting plans the association board has been developing. In particular, some ideas we have for the lot across from the pool / clubhouse.

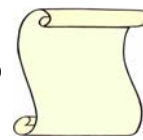
If you think you may be willing to serve to volunteer (in any capacity), please let us know. Remember, AHOA is YOUR association. We would welcome every individual's involvement.

Thanks for allowing us to serve!

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



## COVENANT CORNER



### REMINDER THAT COVENANTS ARE ON THE WEBSITE

[www.avalonhomeowners.com](http://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. Guidelines for outside structures and storage buildings have been posted on the Avalon website. 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 your intended date.

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](mailto:ahoapresident@gmail.com) or contact any board member you may know.

### PARKING ON THE STREET

Recently there have been questions concerning this issue. The spirit of the covenant is this---residents are to park in their driveway/garage. If you are having function at your home, sure there will be parking on the street, but when the function is over parking is to be in the driveway/garage. For further information on this subject please refer to Amendment to the Avalon Covenant dated 02.07.06.

### *A Note from our Manager*



Your Board has become aware of a couple of occasions this summer when groups have restricted Pool use by Residents in general. Therefore we are monitoring Pool usage for these few remaining weeks to see if a policy change is needed. I am hopeful that everyone will simply be respectful of others' rights to access to our facilities. Also, remember that no Clubhouse users, even Avalon residents, can use the Pool while attending a reserved Clubhouse event. Forfeiture of deposit and assessment of \$100 fine will result.

Most vehicles broken into in nearby subdivisions recently were unlocked, but we know that determined thieves will go for vehicles that are not close to the house as well. That is one reason Avalon allows no curbside parking for Residents. There are also concerns about the safety of children playing nearby and for our appearance. Visitors are allowed up to three days at the curb. No vehicle can be put on the grass.

Rankin County and Reservoir officials join AHOA in calling for no grass clippings on paved surfaces like driveway, sidewalk or street. There is an appearance issue here as well, but drainage is a problem also. Remember that the County does not edge the curb for us so that is left up to Residents.

Occasionally that red pin inside most of your mailboxes can work loose. It holds your mailbox flag in place. If you see that happening, get in the habit of gently pushing it in (toward the back of the mailbox) from time to time to avoid losing it.

Thanks for having an interest in Avalon and working together to keep our neighborhood clean and safe. We have a good reputation, thanks to each of you, which keeps our property values high and listings desirable. Call on me as needed.

**Charles Stewart** – Association Manager



## WILL YOU SERVE OR NOMINATE SOMEONE TO SERVE?



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 our Annual Meeting on August 22<sup>nd</sup>. If you are interested in serving, please contact Sammy Barmer. We have several openings to fill, leaving plenty of room for you to help!!!

PLEASE SUBMIT YOUR NOMINATIONS TO SAMMY BARMER BY AUGUST 14<sup>th</sup>. WE WILL HOLD ELECTIONS AT OUR ANNUAL MEETING ON AUGUST 22<sup>nd</sup>. BALLOTS WILL ALSO BE MADE AVAILABLE ON [www.avalonhomeowners.com](http://www.avalonhomeowners.com) a week prior to the meeting.



Sammy's Contact Info: 601.919.0593



## 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](mailto: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](http://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**



## 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. Each resident will be notified prior if dues are to be raised this coming January.

### Options for payment:

- By Check:** All checks must be mailed to the post office box @ AHOA, P.O. Box 6016, Brandon, MS 39047
- 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 print an auto-draft form found on the website and mail to the P.O. Box to get started.

If you have questions about these policies or need to know the status of your account, please call e-mail [AHOATreasurer@gmail.com](mailto:AHOATreasurer@gmail.com), or call the help line at 601-992-0115 and leave a voice message for Michele Harris, CPA.

# WHAT'S ON THE SOCIAL CALENDAR?



## SUMMER BBQ BASH & ANNUAL MEETING



**WHEN: SATURDAY, AUGUST 22<sup>ND</sup> 4:00 - 7:00 PM**  
**WHERE: AVALON CLUBHOUSE AND LOT**  
**WHAT: FREE BBQ / HOTDOGS, SPACE JUMPS, MUSIC  
AND ANNUAL MEETING - BOARD ELECTIONS**

Come join your neighbors for an afternoon of fun filled activities. We will have several space jumps for the little ones. We will also use this as an opportunity to have our Annual Neighborhood Association meeting. We will meet and vote on those residents interested in serving on the association board at this meeting.

Anyone willing to volunteer, please contact Scott Reinhardt at [ahoapresident@gmail.com](mailto:ahoapresident@gmail.com) or 601.918.6006.

### 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](mailto:ahoasocial@gmail.com).



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## WANT TO PLACE AN AD?

**Let Us Know!**

**EMAIL: AHOAPRESIDENT@GMAIL.COM**

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601-668-4300 (c)

**Critter Sitters**

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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](mailto:lesliemayeaux@yahoo.com)

