

AVALON of NAPLES NEWSLETTER

May, 2021

1. Master Board Meeting

A Master Board Meeting was held on May 21. Meeting Minutes are published on the avalonofnaples.com website. Topics discussed included rental policy and an update on the status of the Turnover Committee (details below).

2. Rental Policy

Owners may rent their Units a maximum of three times per year. Each rental must be for at least 30 days (except 28 days for February). Some owners are suspected of renting their Units for less than 30 days, which is not allowed.

Owners are asked to be aware of unusual activity in their Building that might indicate weekly or even daily rentals. This might include unknown people or vehicles, frequent cleaning service, etc. Please advise a Board Member or our Property Manager if you suspect that this is occurring.

3. Master Turnover Committee

An arborist, Bob Boyd of Down to Earth Landscaping, conducted an onsite walk through looking at the tree species selection and spacing to assess potential growth problems. Members of the Turnover Committee and Master Board accompanied him. Documentation, including pictures, was taken of potential problem areas.

Numerous Coconut Palms and Oak trees were found to be planted too close to building foundations and driveways, as well as water, sewer and electrical equipment. Of special concern was the proximity of the two Date Palms next to the swimming pool. Mr. Boyd will Issue a letter summarizing his key findings.

Revised proposals from two engineering firms (Delta and Velocity) are being reviewed. One of the firms will be selected to review issues identified by the Committee and conduct reserve assessments for the Associations.

4. Landscaping Update

Unfortunately, due to the lack of rain, the Pond fountain on the east side may be shutdown until rains raise the water level.

The Gardenias and Crotons will be treated for scale, spider mites and white flies. Special fertilizers are being added to the Jazmins and Dwarf Ixoras, since the nutrients in the soil are depleted and some plants are yellowing.

The Gardenia at 804 is on order to be replaced as soon as the rainy season starts. It would be futile to replace it at this time.

Stalhman will be trimming the Ixoras and Oleanders down to 1/3 of their height in June. This needs to be done each season after they bloom in the Spring so they retain their bushy shape and not get leggy. Please be patient with the severe haircuts as this is mandatory for the health of the plants.

The irrigation system is being repaired since there was an identified electrical malfunction and not all areas were being watered. Consequently, the corner at Davis Blvd. and County Barn Road has suffered. This area will be receiving five new small Dwarf Ixoras and new mulch.

The Palm trees will be trimmed in June to ensure they are prepared for hurricane season. Once properly trimmed the high winds spiral up the trunks, then through the fronds directing the wind away from the buildings. All coconuts and seed pods will be removed.

The retention pond weeds will be pulled, cut and sprayed so the retention areas remain functional for the rainy season.

5. Fining Committee

The Fining Committee now has three volunteers (Ann MacConnell and Greg & Cyndi Schweller). Greg has volunteered to be the Chairman. Violations of Rules and Regulations that result in fines can be referred to this Committee.

6. Rats

Some owners have noticed a lot of rats around their buildings. In response to this, Hulett Pest Control has been onsite to check all the bait boxes at buildings 12, 13, 14 and 15, which was an additional service between regular cycles. Also, Avalon 1 approved the installation of additional bait boxes behind the buildings that back up to the preserves (buildings 12 and 13), and will have all bait boxes checked and refilled every other month rather than quarterly as specified in the contract. Avalon 2 and 3 may approve the same change.

Owners are reminded to not store pet food or garbage in open containers on the lanai or in the garage. Garbage bins are to be stored in the garage until 6 pm on the day before scheduled pickups (Monday, Thursday) and then returned to the garage by 6 am the day after the pickup. Garage doors should be kept closed.

7. Common Areas

Please remember not to place or plant anything in the landscaping or other Common Areas. Driveways needing maintenance or repairs should be brought to the attention of the Property Manager.

8. Changes to Your Unit

If you are planning to make any changes to your Unit, please remember to complete a Modification Request Form and send it to the Property Manager. The reason for requiring this form is to be sure that only licensed and insured contractors perform work in our property.

The form is available on our website (avalonofnaples.com). Your Association Board must approve the request before you begin the project. Board members will address your request promptly.

ASSOCIATION GOALS

Keep our community attractive
Maintain property values
Keep our quarterly fees as low as possible

Philippe Gabart, Condominium Association Manager
pgabart@vestapropertyservices.com

Bill Ghauri, President
billg@avalonboard.com

Dona Frusher, Vice President
dona1101avalon@gmail.com

Robert Carubia, Treasurer
racarubia@netscape.net