



## March 2022 Newsletter

**Master, Avalon 1, 2, & 3 Associations** completed the Continuations of the Members Annual Meetings in mid-March. The goal was to collect votes from all homeowners or at least 2/3rds on amendments and procedural operations. The results are as follows:

**1 - Changes to the Governing Documents** (requires approval of 2/3rds of owners):

Proposed amendment to the Declaration of Condominium, which would allow the Associations to recover its attorneys' fees and costs from an owner that will not pay amounts due to the Associations.

Master - passed

Avalon 1 - passed

Avalon 2 - passed

Avalon 3 - not passed (not enough response from homeowners), will try again next year

**2 - Changes to Procedural Operations** (requires approval of a majority of owners):

**Question #1** - adoption of a financial Reserve Pooling accounting method over the existing Straight-Line accounting for 2023 and beyond.

**Question #2** - approve the rollover of the 2021 remaining Operating funds into the 2022 budget.

**Question #3** - approve to not have an additional financial audit for 2021 in favor of a report of cash receipts and expenditures.

Master - passed

Avalon 1 - passed



Avalon 2 - passed

Avalon 3 - not passed (not enough response from homeowners), will try again next year

**Master, Avalon 1, 2, & 3 Associations** - no Turnover negotiation updates.

**Master, Avalon 1, 2, & 3 Associations Reserve Financial Studies -**

Papson has presented a very thorough reserve analyses to the Boards for review and consideration. The Associations are still using the original reserve budgets set up by the builder which are underfunded. Properly funded reserves are required for a properly maintained community. Revision to the reserve contributions will be incorporated into the 2023 budgets.

**Master, Avalon 1, 2, & 3 Associations** - have approved a new cleaning service, Michael's Cleaning, which will provide additional services for the same monthly fees starting in April. In addition, a new aquatic service is being considered for pond, retention ponds, and preserve maintenance. The highly recommended new company, Advanced Aquatic, would provide twice monthly maintenance for a better appearance and proactive approach for long term longevity.

**NOTICE TO OWNERS** - If you signed up for email correspondence, you will receive the HOA quarterly invoices by email. Please print a copy and return the lower portion with your payment or disregard if you have automatic payments set-up with your bank. If you signed up for direct mail, you will receive your invoice by hard copy in the mail and your correspondence will be received in the mail only. You cannot be signed up for email, and also receive a hard copy invoice.



## Pool Operations

In November 2021 the propane fired pool and spa heaters were replaced with electric heat pumps. Electric heaters are more reliable and less costly to operate. It is anticipated that the change will result in reduced operating costs in 2023. The initial acquisition and installation costs of the heat pumps are expected to be recovered through operating cost reductions within a few years.

## Landscaping

The Mejole Date Palms were removed successfully in mid-February with minimal mess, down time, or damage. The new triple Alexander Palms have received rave reviews. They are slow growing, with small roots balls so they should not cause damage to the pool or pool deck in the future.

Plans have been developed to remove oak trees that will eventually cause potential damage to buildings, pavers, and walkways. The Oaks around the pool were the first phase and ten have been removed. Phase two will be the removal of the Oaks around the pond and behind the buildings. Smaller, more appropriate trees will be planted farther from the buildings later this year. Phase three will be the removal of the Oaks on the street side of the buildings, and replacement with smaller, native ornamental trees.

## Reminders

- Web site - The web site address is **[Avalonofnaples.com](http://Avalonofnaples.com)**. Pass the word around because some owners are unaware of the web site. It contains information including Governing Documents, Board Meeting Minutes, Rules and Regulations, Meeting Announcements, Financial Reports, Calendar Events, etc.

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- Be responsible pet owners and pick-up after your pets. Inform visitors or renters that it is also their responsibility to pick up after their pets. Waste should be deposited in owner's containers, not neighbors. Also, pets should not be allowed in the flower beds or plants to do their business. Landscaping replacement is starting to be a large expense that we all pay for. All pets must be on 6' leashes when outside.
- Storage and Use of Gas Fired, Electric or Charcoal Fired Cooking Grills and LP Heaters (Florida Fire Prevention Code Section 10.11.6) - states that the only device for grilling or storage allowed on a balcony is an electric cooking surface of 200 square inches or less. Hibachis, grills or other similar cooking devices may not be used closer than 10' of any structure. Storage of the petroleum gas cylinders is limited to a maximum capacity of 5.4 lb. (20lb gas cylinders may not be stored in your garage or on your lanai). The North Collier Fire Control enforcement can come into the community and issue violations if not in compliance. Fines can range from \$250 per day until the violation is corrected or if one is required to appear before the State Attorney's Office, the fine is \$500 and/or 60 days in jail. All personal possessions are to be stored inside the unit when not in use. (Reference the Avalonofnaples.com website for complete Fire Marshal's notice.)
- Collier County Trash Code is very specific about Waste Collection. The Waste Bins shall be placed at the curbside no earlier than 6:00 pm on the day before pick-up and moved back into the garage by 6:00 am the day after pick-up. If there are items too large for the Bins, then the owner must call Collier County Utilities at 239 252-2380 to schedule a pick-up. Homeowners are required to store their waste bins in their garages. (Reference the Avalonofnaples.com website Notices section for the Collier County Waste Disposal guide.)
- Guest Parking is for "guests only" and not a parking space for regular use by owners. Daily visitors or service people are considered guests and no

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notification to the management is needed. However, if an owner has a visitor overnight or for an extended visit up to 30 days, a parking permit is required. Contact the Property Manager to obtain a permit with car identification and length of stay for visitor. Resident temporary parking can be obtained for emergency situations by alerting the Property Manager.

- Landscaping and tree trimming can only be performed by Stahlman Landscapers. If you see a landscape issue email the Property Manager. Attach a photo of the problem you observe. Residents are not allowed to alter the landscape by cutting, trimming, planting or placing decorative items on the common grounds outside the entries. If pots, waste cans or decorative items are placed outside the entries, the homeowners will be asked to remove them. Everyone's cooperation is appreciated. A wreath hung on the door (not attached) and one potted plant is allowed in the entry.
- Envera Gate operations are slow due to the peak season population. Please be patient and a call center operator will answer. Owners should be using the window sticker access and not stopping at the kiosk. Likewise, the gate arms open slowly so patience is required. Do not push through the gate arms as the repair expenses are costly and an inconvenience to other homeowners when the arms are broken. Use the Envera app to enter the date and names of visitors or service people that are expected. This will eliminate the need for calls to homeowners and shorten wait times.
- A standard outside light bulb is required for all residents of the community. Please reference the website for the specifications. The bulbs should be replaced by the owners, as soon as possible, so Avalon has a unified appearance. There are still many units that are not in compliance so please update your light bulbs.



- The West end fountain motor needs to be replaced and is currently on order. Patience is appreciated. The East end fountain lights stopped working Monday night. Service has been requested.
- Potluck Mixers will continue on the 4<sup>th</sup> Sunday of each month from 4-6 pm. There will be a Town Hall Q&A at the Mixer on March 27<sup>th</sup> from 5-6 pm. Bring a dish to share and your own beverage. It is a great time to meet the neighbors and ask the Board questions about the Avalon Community.
- Unit owners must re-submit a lease application when a tenant renews a lease. There is no charge for the application upon lease renewal. Contact the Property Manager for more information if needed.

## ASSOCIATION GOALS

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

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