



## November Newsletter 2022

### **Welcome Back**

This Summer has been a trying time of transition and recover after Hurricane Ian.

Avalon fared relatively well considering the devastation witnessed on the Gulf and North. In preparation for the Summer season, the Board was proactive and signed contracts with our vendors to put Avalon first on their lists for clean-up and repairs. Unfortunately, there was landscape damage due to Ian but Stahlman was here the day after to stake trees, remove debris and clean-up. All trees were salvaged, except one Hong Kong Orchid that split. It will be replaced. In preparation for the Hurricane season, "on demand lines of credit" were established with the bank, the manager was here the day before securing pool furniture and opening gates, and the day after to ensure clean-up and repairs were under control. Prior to the storm, owners were advised to review the Hurricane Guide published on the Avalon website so they would be aware of shelters and resources in the area.

Now the transition is behind and it is time to work together and make Avalon a great community to live in.

### **Reserve Study**

Avalon Associations have been operating under the Reserve savings set up by the Builder. After the turnover to the Community in Sept 2020, it was determined the Associations Reserves were underfunded and the Boards elected to hire a 3<sup>rd</sup> party firm, Papson, in early 2022, to prepare a Capital Asset Reserve Budget Schedule for the Master, Avalon 1, Avalon 2, and Avalon 3. As suspected, the Associations were severely underfunded with no savings for many items needing replacement in the future. After many Board Reserve meetings and videoconferencing with Papson, a plan was formulated to spread the increased savings needed over 4 years. Overall, the increase in savings required per unit is approximately \$1700 per unit. By spreading this savings over 4 years, the first PARTIAL FUNDING HOA assessment will be approximately \$1800 for 2023 (approximately \$425 Reserve increase per year).

As advised by legal counsel, each Association must vote to approve to WAIVE the FULL FUNDING in favor of the PARTIAL FUNDING of the Reserves. If not, the FULL FUNDING of the Reserves will automatically go into effect and the HOA assessments will revert to approximately \$1700 Reserve increase for 2023.



## Limited Proxy

Everyone will receive an announcement regarding the upcoming Master Board Annual Members' Meeting on December 13, 2022, and the Avalon 1, Avalon 2, and Avalon 3 Annual Members' meetings on December 14, 15, and 16, 2022. You will only receive notices for the Master and the Association you reside in. If you do **not** receive the notices by December 1, 2022 please email Saida at [smamedova@vestapropertyservices.com](mailto:smamedova@vestapropertyservices.com) and she will send you an electronic version. Attached to the notice is a Limited Proxy to cast your vote to "waive fully funding" Reserves as detailed above. It is **IMPORTANT** that you attend this meeting or provide a Limited Proxy prior to the meeting. Failure to respond could result in moving to "full funding" in 2023.

If there is not a 50% +1 vote in Favor of the waiver, the HOAs will automatically be recalculated to the Full Funding savings for 2023.

**REMINDER:** You need to complete two proxies, one for the Master and one for your Avalon Association.

If you are attending in person, you need to bring your completed ballots with you to both meetings.

If you are unsure or unable to attend either meeting, you need to send in the completed proxy prior to the meeting. There are instructions included on the ballots.

Please complete the following proxy ballot:

1. Unit Number
2. Address
3. Check box (a) unless you want to designate someone at the meeting to vote for you, then select (b) and enter their name
4. Vote In Favor or Against #1, #2, and #3 (Board recommends voting IN FAVOR)
5. DO NOT FORGET TO SIGN AND DATE
6. AVALON 1 ONLY – select one candidate. Insert election ballot into election BALLOT envelope. Then insert that envelope into the BALLOT RETURN envelope (return address and Owner signature required at bottom right corner). Insert into return Vesta Property Services envelope with the completed proxy if you are not attending the meeting.



## **Landscaping**

Lists have been prepared and updated weekly of the projects ahead. Due to the Hurricane cleanup in the area, we need to be patient as our landscapers are still cleaning up major damage at other communities.

### **Major Projects:**

1. Hard trimming and removal of broken, dead, and overgrown Fishtail Palm fronds by bldg 12.
2. Redesign of landscape at center entrance on Davis Blvd.
3. Phase 2 Oak project in front of units to replace and replant trees.
4. Phase 3 Oak project behind buildings to move the Oaks away from bldgs.

### **Schedules:**

1. Palm Tree trimming will be confirmed soon
2. Hong Kong Orchid trimming will be confirmed soon
3. Bromeliad trimming – working into monthly rotation schedule
4. Fishtail Palm trimming behind bldgs 17,18 & 19 – working into monthly schedule

### **Year End Plant Replenishment:**

All associations have dead or struggling plants and the list continues and is updated weekly. This is a work in progress and all issues will be addressed. Patience is appreciated.

Power Washing – December 5-8<sup>th</sup>, starting with Avalon 1. Reminder - remove all personal items off the entry, sidewalk and driveway pavers. Owners cars can be parked in visitor parking this week only.

Mulch – will be applied in late December or early January. Schedule will be announced.



## Committees

The committees offer exciting opportunities for everyone to get involved in to maintain Avalon as a beautiful community. It takes a village, and everyone’s participation to keep our community running is welcome. Sign-up sheets will be placed in the club house. Please sign up for a committee that you have an interest in. Informational meetings will be set up for those interested, at a later date to be announced. Following is a list of the committees:

Building Maintenance
Grounds Maintenance
Social Committee
Communication
Rules and Regulations
Compliance Committee
Holiday Committee
Fining Committee - for Master, AV2, AV3
Ambassadors - lobby for proxy return and research
Turnover Committee

## Important Dates to Remember

4-Dec	Potluck Mixer/Town Hall 4:00-6:00 p.m. <b>THIS IS YOUR OPPORTUNITY TO HEAR THE FACTS AND ASK QUESTIONS</b>
6-Dec	Master Board Budget Meeting 3:30-4:30 p.m.
6-Dec	AV1 Board Budget Meeting 4:30-5:00 p.m.
6-Dec	AV2 Board Budget Meeting 5:00-5:30 p.m.
6-Dec	AV3 Board Budget Meeting 5:30-6:00 p.m.
13-Dec	Master Board Annual Members' Meeting 4:00 p.m.
14-Dec	AV1 Board Annual Members' Meeting 4:00 p.m.
21-Dec	AV2 Board Annual Members' Meeting 5:30 p.m.
21-Dec	AV3 Board Annual Members' Meeting 4:00 p.m.



## **See Something, Take a Picture, Say Something**

The Board regularly receives reports of residents who are not being compliant. It is everyone's responsibility to be aware of and follow the rules and regulations. If you see someone who is not doing that, please take a picture. This is very helpful in addressing the issue. The most common instances of rules/regulations not being followed are:

- Not picking up after your pet
- Placing pet waste in other's garbage receptacles including club house
- Leaving garbage receptacle out after allowed timeframes (County Restriction)  
Placed at curbside no earlier than 6pm night before and return in garage by 6am day after pick-up.
- Propane tank exceeds size limitation (County Restriction)  
5.4 lb maximum
- More than one potted plant on entry / no personal items in landscape
- Owner parking in guest parking
- A standard LED light bulb is required for your outside light (please reference website for specifications). It would be great if all can change before Christmas.
- Please be careful when backing out of driveway. There is an increase in repairs to irrigation sprinklers. The cause of damage is identified by tire tracks over the sprinklers.
- Christmas decorations outside the unit are not allowed except for a wreath. There will be decorations at our entrance this year.

All details on each of these rules/regulations is available on the website for the Master and Associations under Governing Documents. [avalonofnaples.com](http://avalonofnaples.com)

**Wishing everyone a fun, relaxing, and hurricane free 2022/2023 Season!**



### **ASSOCIATION GOALS**

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

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