

# AVALON OF NAPLES NEWSLETTER

## November 2020

1. Avalon 1, 2, 3 and Master Budgets - Proposed 2021 budgets were approved at the Board Meetings during November.

2. Master Turnover Committee

The Committee held its first meeting on October 28. This was an organizational meeting to discuss what needs to be accomplished to achieve successful turnover negotiations with Neal. The first of several property inspections was conducted on November 4 to determine issues that may need to be discussed with Neal.

The Committee has received a report for the Clubhouse prepared by Forge Engineering for Neal. The report will be reviewed to determine issues that need to be discussed with Neal. Neal will be submitting reports for other parts of the Common Area.

3. Avalon Website - A website for Avalon is under development and will be available in December. The website address is [www.avalonofnaples.com](http://www.avalonofnaples.com) and will include information for Avalon 1, 2 and 3 Associations as well as the Master. Residents will be able to access copies of the Declaration of Condominium (DOC) documents, rules and regulations, past budgets, approved Board Meeting minutes, as well as important notices and newsletters. Also included on the website will be a monthly calendar showing upcoming meetings and scheduled activities. The website is expected to become the primary method to keep residents informed of happenings in the Avalon community.

4. Avalon 1 Roof Repairs - Neal's contractor, Adler Roofing, completed warranty repairs on all seven buildings. San Carlos Roofing was hired by the Association to inspect Adler's work and recommend other cosmetic repairs. San Carlos Roofing has completed the final inspection of the Adler Roofing repairs and confirmed that no additional work is needed at this time.

## 5. Reminders

Restrain from feeding the wildlife. Ducks can be a nuisance in the pool and on the pool deck, creating costly cleanup expenses.

Keep garbage cans in the garage at all times, except on garbage pickup days. Bears have been sighted in the area and should not be encouraged to come onto the community grounds looking for a meal.

Close garage doors when the area is not being used to avoid rodent entry and damage.

Respect your neighbors privacy by not walking behind buildings or around the pond.

Propping open Clubhouse doors or pool area gates is not allowed. Doing so is a breach of security and allows access by unauthorized persons.

Avoid parking on the sidewalk or grass. Sprinkler heads have been broken and driveway pavers cracked by vehicles driving/parking on the grass.

Obey the Guest Parking Only signs recently installed. Residents are required to use their garage and driveways and may not utilize the guest parking spaces. Starting immediately, vehicles in violation will be ticketed and/or towed.

Park in designated parking spaces only at the Clubhouse when picking up mail, using the amenities or attending meetings. Parking askew is an invitation for a fender bender. Clubhouse parking is for resident's and guest's temporary use and not for overnight parking.

Email requests to Philippe Gabart, the Property Manager, and identify whether you are in Avalon 1, 2 or 3, and the Unit number. The location information will expedite the requests.

## 6. Important Notice to Avalon Pets

Please remind your master to clean up after you do your business. Several residents have complained that poop has been found on the grass,

driveways, sidewalks and entries. It's not your fault, but your masters. Other residents shouldn't have to cleanup. Please ask your master to be responsible. If someone besides your master walks you, please remind them also. Oh, and one more thing, although the new plants and flowers smell good, please don't wet on them. Sprinklers do that.

7. Avalon Christmas Lights - Lights will be installed at the main entrance and lit after Thanksgiving. Owner decorations are not allowed on Common Areas, including shrubs, plants or trees and may not be attached or hung on buildings.

## ASSOCIATION GOALS

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

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