

# MEMO

**TO:** ALL AVALON HOMEOWNERS

**FROM:** EDWARD STAPLETON, AVALON BOARD OF DIRECTORS

**DATE:** JULY 20, 2005

**RE:** ACCESS TO POOL

As many of you are already aware, we are having a problem with droves of trespassers using the Avalon pool and other amenities (i.e. basketball court, soccer field, and baseball field). School is out for the summer and kids from all over the county are coming to Avalon to use our facilities. The only way to truly prevent this from happening is to hire a full time attendant to check passes. Of course this is not financially possible at this time.

To curtail the trespassing at the pool, we have placed a lock on the gate and are issuing each homeowner two (2) keys. The lock uses high security Medeco keys, which are very difficult to copy and requires a special machine to make. The keys are stamped "Do Not Copy" and most locksmiths will honor that stamp. If someone were to find an unscrupulous locksmith willing to copy a Medeco key with the "Do Not Copy" stamp on it, between the cost of the blank and the labor it would cost around \$30.00 (at that cost I doubt there will be too many unauthorized keys circulating). The keys are also going to be sequentially numbered and we will keep track of which homeowner is assigned each key number so if one is lost and turns up later, we will know who it was assigned to.

**The ONLY way this system will work is if you enter through the gate and make sure it closes behind you (the gate door will automatically close on it's own). Do not hold the door opened for someone walking in behind you (they must also use a key to enter).** If you hold the door opened that defeats the whole purpose of having a lock. Remember, these trespassers are not paying dues, yet they are enjoying the benefits that you work hard for. They are also using the paper goods and water in the restrooms that are paid for through your dues. Furthermore there are so many trespassers that are lying out on reclining chairs that the actual homeowners often have

trouble finding somewhere to sit. If you keep the gate closed, the only other way in is over the fence and they would be legally considered trespassing and can be prosecuted. Hopefully the new security cameras that were installed at the amenity center will handle that problem.

The new locks should be installed and operating around July 28, 2005. If you rent your home, please be sure to get the pool key to your tenant or rental agent ASAP.

If you lose your key or need additional keys, there will be a \$28.00 charge per key.

If you have any questions, please contact Wright Management at 843-839-9888 or via e-mail at [wrightathebeach@aol.com](mailto:wrightathebeach@aol.com).