

May 2, 2005

Dear Avalon Homeowner,

These have been some really difficult weeks and months in the Avalon community. Between the forest fires, the car in the pond, and vandalism, some of the residents are ready to pull their hair out.

I am really proud of the way that Avalon homeowners pulled together when they saw a neighbor in need. There were Avalon residents that opened their homes up to virtual strangers when the fire forced them to evacuate. Even though Beazer had nothing to do with causing the fire, they graciously provided lodging at the local Holiday Inn free of charge for homeowners that were forced to flee. The Microtel on Hwy 501 near the factory stores also opened their doors at a greatly discounted rate. These acts of kindness are what draw a community together and will never be forgotten.

It does not appear that the fire problems at Avalon are completely over yet. There are areas in the forest that are still smoldering and may continue to burn for quite some time. Beazer, Wright Management, and the Board Of Directors have been working closely with the Forestry Commission and the Fire Department to come up with solutions to the problems facing the homeowners. Beazer is meeting later this week with the Forestry Commission where they will be requesting permission to enter the woods directly behind the effected homes to remove dead trees and re-seed.

Starting at the first of the year, vandalism at Avalon began to occur. My wife and I have lived at Avalon for nearly five years and there have never been any problems of that nature before. It started with the playground equipment, then the covered picnic table area was vandalized, then more recently the gazebo and the bathrooms at the pool. Each time these incidents occurred the children responsible were caught and their parents have been billed for the damage. It is the same few kids that have been involved each time and it is absolutely shameful that the Police Department, Wright Management, and The Avalon Board Of Directors have to devote valuable time dealing with vandalism because of poor parental supervision.

After the vandalism started to become an every weekend event, the Avalon Board Of Directors and Wright Management started to re-evaluate the security company that we were using. For quite some time I have been receiving complaints that homeowners never saw the security company, and if they did see them it was only a blur because they drove by so fast. It was only recently that we discovered that the security company was patrolling over a dozen other properties in addition to Avalon each hour! Wright Management has had good success with a security company called Excalibur, which has been in business for over 10 years and is owned by a former Myrtle Beach Police Officer and a retired Horry County Sheriff's Deputy. Excalibur security agreed to patrol Avalon and Plantation Lakes exclusively with a dedicated marked vehicle. The officers employed by Excalibur are state certified through SLED giving them arrest powers and authorization to carry a firearm.

Through contract negotiations with Excalibur Security, Avalon would be able to hire them but it would mean an increase in dues of \$1.50 per month for every homeowner. I contacted each member of the Avalon Advisory Board (your street reps) and asked them for a vote. The question was.... Do we keep paying for non-existent substandard security or raise the dues \$1.50 per month and get dependable service that we can count on. The vote was unanimous, all 14 Advisory Board members voted yes to hire Excalibur.

As a result, Excalibur started patrolling Avalon last Friday night (April 29, 2005). Excalibur purchased a Ford Crown Victoria and clearly marked it with their company name, which will only be used for Avalon and Plantation Lakes. The hours that Excalibur will be patrolling are 7:00 PM to 3:00 AM, 7 days a week. If there is an emergency, of course call 911 first. After notifying 911, notify Excalibur at 455-1903. That will put you in direct connection with the Supervisor at Excalibur. If for some reason the supervisor cannot answer, you call 497-3950 to speak with the Excalibur dispatcher. Since the Excalibur patrol officer is only patrolling Plantation Lakes and Avalon he is never more than a couple of minutes away. It is a great feeling for an Avalon Homeowner to know that if there is a problem, an officer can be there immediately. The response time should never be more than a couple of minutes.

There are a couple of other unpleasant issues that I need to inform you of. In addition to the \$1.50 raise in dues for security, there will be an additional \$2.50 increase per month for two items that we have no control over. Avalon is growing so quickly that the cost of electricity is rising. There are ten new streets at Avalon that require streetlights and there are not even houses on them yet. That is where the majority of the rise in electricity is coming from. Additional electric usage can be attributed to the swimming pool pumps and pool area lighting. The rise in electricity will cost each homeowner an additional \$1.50 per month. The second area that is going to cause an increase in dues is pond maintenance. From day one at Avalon there was never any allowance in the budget to maintain any of the ponds. Over the last few years the ponds have become "sick" and are being choked out by algae and weeds. It was necessary for Wright Management to hire a pond maintenance company that will come in monthly and chemically treat all the ponds. Remember, the pond water is circulated through the sprinkler systems to water the common areas. If the algae is allowed to accumulate, it will clog the sprinklers and we will be paying through the nose to repair that system. A little preventative maintenance can go a long way. The cost to maintain the ponds will cost the Avalon homeowner \$1.00 per month.

To Recap:

New Security	\$1.50
Rise In Electricity	\$1.50
<u>Pond Maintenance</u>	<u>\$1.00</u>
Total Monthly Increase	\$4.00

Currently each Avalon homeowner pays \$47.00 per month or \$141.00 per quarter. Starting July 1<sup>st</sup>, 2005 (when the new fiscal year begins) the dues will raise to \$51.00 per month or \$153.00 quarterly.

On a positive note, on June first we will be switching lawn maintenance companies. The common areas have never looked as badly as they currently look now. This is a constant complaint that all of the Advisory Board members are receiving. As a result, we will be using Casey's Lawn Care again. We used them several years ago and they did a fantastic job. The switch to Casey's Lawn Care will not cost the Avalon Homeowner any increase in dues. Paul Johnson (the owner of Casey's) is a "hand's on" type guy and gets right in there with his workers. He is very easy to get along with and we are looking forward to working with him again.

Thank You,

*Ed Stapleton*

Edward Stapleton  
Homeowner Liaison  
Avalon Board Of Directors