

June 21, 2006

Dear Avalon Homeowners,

I would personally like to thank each and every one of you who voted and participated during the election process at Avalon. There were many good candidates and it is unfortunate that there were only five board positions available. At the special meeting held on June 9th, 2006, the votes were counted and your new board members are: Ed Stapleton (President), Vince Gagliano (Vice President), Mike McGinnis (Officer At Large), Jeff Harding (Treasurer), and Jim McGough (Secretary).

During that special meeting on June 9th, 2006, control of the Avalon HOA board was turned over from Beazer to the Avalon homeowners. Bonnye Burke from Beazer stressed several important points that I thought should be passed on to all homeowners. Mrs. Burke said that Beazer is not "leaving" Avalon and that any warranty issues and obligations will unquestionably still be honored. Mrs. Burke said that the last home at Avalon is tentatively slated for completion somewhere around January 2007. Mrs. Burke said that even when Beazer is completely through at Avalon, they would still be available if needed to fulfill any obligations.

There are several other important things that I wanted to make you aware of. The Avalon fiscal year runs from July 1st to June 30th and the 2006-2007 budget was completed several weeks ago. Numbers were crunched and I am happy to announce that there will be no increase in Avalon dues. In fact, next year when we have the final 150 houses on board (if there are no unseen variables) it is possible we may even have a decrease in dues. The dues rates at Avalon are already less than the majority of developments in Carolina Forest.

The next thing that I wanted to make you aware of is the added security at the pool. I was being bombarded daily with complaints about unruly teenagers (fighting, cussing, lude activity, disorderly behavior...etc). I decided during the summer months to start security around 1:00 PM and the officer is to stay exclusively at the pool until 5:00 PM (after then he starts his normal rounds until around 1:00 AM). From 1:00 PM to 5:00 PM is when the majority of problems were occurring at the pool and I gave Excalibur Security specific instructions on what to do. First of all the officer is checking passes to ensure that everybody entering the pool belongs there. No key and pass.... no entry. Secondly, if there are children acting up, they will be told to leave. He also has full authority to arrest trespassers. I agonized as to how to pay for the added security and I decided to use the "fine fund". The fine fund is money collected (grass not cut, street parking, trashcans not taken in...etc) throughout the year that is not part of

the operating budget. The fine fund is generally used for whatever we want such as Avalon cookouts and Christmas parties. There should still be enough fine fund money left over at the end of summer to still enjoy these traditional Avalon annual activities.

Finally, one of the other problems that we were having at the pool and the other amenities was that carloads of teenagers (that didn't live at Avalon) were showing up as "guests" of 1-2 teenagers that do live at Avalon. Those teenagers behavior was making the amenities unusable for the Avalon homeowners. The rules state that an Avalon homeowner with a pass must accompany guests at the amenities center. Teenagers are not homeowners and I have instructed Excalibur not to allow guests at the pool, basketball courts, and fields, without the actual homeowner present. This may seem a little strict, but the homeowners pay dues to be able to enjoy amenities and we cannot allow unruly teenagers to effect our quality of life. If homeowners are terrified to take their children to the pool because they don't want them exposed to disgusting behavior, then we are failing as an HOA and I wont allow that to happen.

Thank You All Again For Your Support!

Ed Stapleton

Ed Stapleton
President, Avalon Board Of Directors