



June 1, 2008

Dear Avalon Homeowner,

For those of you who were not aware, Avalon lost a friend and neighbor. Avalon Vice-President Vince Gagliano passed away on April 9, 2008 at his home. Vince dedicated countless hours to the betterment of our community and he will be sorely missed. Not only did Vince and his wife live in Avalon, but his son and daughter are both Avalon homeowners as well. Our hearts go out to his family.

The task of finding a replacement for Vince was not an easy one. After several discussions amongst the board, Avalon Secretary Mike McGinnis has changed positions and is now Vice-President. Avalon Treasurer Cory VanNote has taken over Mike McGinnis' vacant Secretary position and Bill McGinnelly is still the Officer-At-Large. The board now had the job of filling the vacant Treasurer's position and after considering many candidates, we chose Alex Best from Copper Creek Court. Most of the Avalon homeowners are already familiar with Alex...he writes the column in the Carolina Forest Chronicle titled *Avalon In Action*. All of Alex's articles are available on the Avalon website at www.avalonatcarolinaforest.com.

One of the biggest problems plaguing Avalon is homeowners that are delinquent in paying their dues. This has been an ongoing problem that is now compounded by the slow economy and skyrocketing gas prices. There are many homeowners that have become delinquent in their dues. Avalon is a self-sustaining community and we depend on homeowner dues to pay the bills and maintain the community. The Avalon Board of Directors, the Advisory Committee, and the Finance Committee don't think it is fair for the homeowners that are delinquent in paying dues to enjoy the same benefits as everyone else. Everybody has to pay their fair share; there are no free rides. Currently the amenities pass is green...that green pass is no longer valid as of June 15th. We are issuing two new red colored passes to homeowners that are in good standing with the HOA, which are included in this letter. If this letter does not have two red passes inside, then you need to contact Wright Management at (843) 839-9888 and find out what you need to do to catch up on your dues. The new red passes will take effect on June 15th. If you rent out your Avalon house, then you need to forward the passes to your tenants or your management company immediately. As always, you must have your pass with you at all times when at the pool or the amenities center. If you are at the pool or amenities center and don't have the new red pass on you, you will be told to leave. Paying your dues is what entitles you to use the amenities center; if you are not paying then you have no right to be there and will be considered trespassing. The board did consider discontinuation of trash service to those not paying, but that would only hurt the neighbors that would have to smell it. We have not ruled that out and may consider it in the future.

The Avalon Board of Director's would once again like to thank Excalibur Security for risking their lives to protect the homeowners. On April 15th a homeowner on Thistle called security to report trespassers in her back yard. Security responded immediately and made three arrests. One of the trespassers had a handgun and a large quantity of marijuana on him. He was charged with *Trespassing, Malicious Damage, Unlawful Carrying of a Pistol, and Possession of Marijuana with Intent to Distribute*. Back on February 10, 2008 Excalibur caught someone trying to break into a car at the amenities center. After arrested, it was discovered that the person was a wanted fugitive from Delaware. He had wandered into Avalon at random looking for places to burglarize. When searching the vehicle he was driving, the trunk and back seat were filled with merchandise from other robberies. Also in his car was a handgun, crack cocaine, and enough cocaine that he was charged with *Trafficking*. This person was sentenced to 6 years in prison last week based on Excalibur's arrest. The next time you see security, be sure to thank them for a job well done.


The next subject we would like to discuss is fireworks. During one of the recent Advisory Committee Meetings with all the street reps, the topic of fireworks came up. Last year in a nearby development (Walker's Woods), a forest fire was started by a bottle rocket. It burned many acres and at one point threatened to spread to Avalon. Every July 4th and New Year's eve, we get dozens of complaints about the noise and damage done by fireworks. Currently, there is no rule against fireworks at Avalon. However, the Advisory Committee overwhelmingly voted that fireworks are to be considered a nuisance and they be banned. Therefore, no fireworks will be permitted to be ignited at any time anywhere on Avalon property and they are considered a nuisance under covenant section 6:10. The board realizes that some homeowners will not be happy with this decision. The Advisory Committee and the Board of Directors feel that the pros of banning fireworks far outweigh the cons. The houses at Avalon are way too close together and we are surrounded by woods...this is an accident waiting to happen.

The Avalon Board of Directors would like to make you aware of a few improvements that have been made around the development. There is a common area on Stoney Falls just after the amenities center that is approximately 300 yards long that requires a lot of water to keep alive and green. All the other common areas in Avalon are irrigated from water drawn from the ponds (all it costs is electricity to run the pumps). Unfortunately, for some reason Beazer did not hook the Stoney Falls common area to the pond irrigation system...it is fed with fresh water from Grand Strand Water & Sewer! During the summer months, the water bill for just that area gets very expensive. The board decided to have a boring company run a sleeve under Whetstone and hook the Stoney Falls common area irrigation to the pond system. The cost of boring under the street will pay for itself in 4 months of not paying Grand Strand Water & Sewer. Another improvement that was recommended by the Advisory Committee is a street sweeper. Board member Bill McGinnelly researched it and found out that Horry County has a free street sweeper and we had to do was request that Avalon be added to the list. The sweeper came through the development for the first time last week. Another improvement made was to the entrance waterfalls. The pump that feeds the fountains was underwater. Last year when there was a problem, the entire pond had to be drained to get to the pump. Last month that pump died again and we decided to switch to a new aboveground pump. This way when it needs maintenance, the pump is easily accessible. Another improvement was to the irrigation system. When Beazer installed the irrigation on the berms, they ran the pipe and heads along the top in the center. That worked great for the first few years until all the plants and shrubs grew up.

What was happening was when the sprinkler turned on; the bushes blocked the water and the grass on the side starved and died. This was why there was so much dead grass along Stoney Falls. What we did was have the sprinkler heads moved to the sides of the berms so that they now get water. The grass along the berms is beginning to come back this year.

One of the biggest complaints that the board has received over the years is about dog poo. Some inconsiderate homeowners walk their dog and won't clean up after it. The board has ordered several dog waste bag dispensers that we will place strategically on Stoney Falls and at the amenities center. We are hoping by providing bags, this will motivate people to clean up. If this is a success, maybe we can get more in the future.

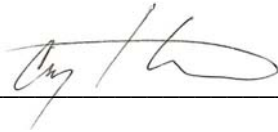
Finally, we would like to congratulate Thomas & Dolly Galioto from 2484 Whetstone (Lot# 464) for winning Avalon Yard of The Quarter. You have a beautiful yard and home!



Alex Best - Treasurer



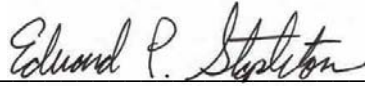
Mike McGinnis - Vice President



Cory VanNote - Secretary



Bill McGinnelly - Officer At Large



Edward Stapleton - President