



March 17, 2008

Dear Avalon Homeowner,

There are many new issues that the Avalon Board of Directors wishes to keep you informed about.

There has been a change in the Avalon Board of Directors that we wanted to make you aware of. HOA Secretary Jim McGough has sold his home in Avalon and moved back to Pennsylvania where he was originally from.

The vacant *Secretary* position created by Jim McGough leaving must be filled by an appointee chosen by the remaining board members. Currently, Mike McGinnis holds the *Officer At Large* position and is going to change and take the vacant *Secretary* position. After several discussions and weighing many potential candidates, we have chosen William (Bill) McGinnelly from Silvercrest to fill the now vacant *Officer-At-Large* position. You may recognize Bill from the Amenities Center...he is the one that walks around every day picking up garbage that the kids leave behind. Bill is tireless in his commitment to keeping Avalon a nice place to live and he volunteers for every chore that comes up. Just a few weeks ago, Bill and Jimmy Dorsey repaired and re-stained the gazebo at the Amenities center. Bill is always at the center of everything in Avalon and will be an excellent addition to the team. Another new addition is Charlie Koch as the new Advisory Committee Member (street rep) for Seneca Ridge. Included in this mailing is a copy of the latest HOA organizational chart. You can also always find a copy on the Avalon website at www.avalonatcarolinaforest.com.

One of the member's of the Avalon Finance Committee (Ken Orth) worked for the government conducting audits and investigating company fraud. The Avalon Board of Directors asked Ken to do an extensive investigation of Wright Management and the Avalon HOA's finances. Ken met numerous times at Wright Management going over the records with a fine tooth comb and was pleased to report that everything was in perfect order. Ken was unable to find any improprieties or a dime out of place. Ken's professional opinion was that the Avalon HOA's finances are in excellent hands at Wright Management. The Avalon Board of Directors can not thank Ken Orth enough for his dedication to this community.

One issue that the Avalon Board of Directors and the finance committee have been working tirelessly on is the 2008-2009 budget. HOA President Ed Stapleton and Vice-President Vince Gagliano attended an HOA seminar last June and one thing they learned was that HOA dues need to keep up with inflation. For the last three years, the board has rejected any increases in dues (which sounds like a good thing). In reality the budget has been so tight over the last couple of years that we have actually been supplementing any short-falls with fine money. This practice is not practical could cause future problems. Avalon has not had a dues increase since 2005 and there is absolutely no way to avoid it in the upcoming fiscal year. Gas prices and inflation have affected prices across the country and the costs to operate the HOA are not immune. After crunching the numbers and trying to include ways to cut back, the board voted to raise dues by \$7 per month starting July 1st, 2008. This means that the monthly dues will be going from \$51.00 to \$58.00.

There is another bit of bad news that the Avalon Board of Directors is dealing with that we need to let you know about. The pool is in need of some major repairs. There are cracks and we are loosing hundreds of gallons per day of both water and chemicals. The board has had multiple pool companies give opinions and estimates and it looks like all three pools are going to have to be resurfaced. The water will have to be drained and a new surface will have to be poured. We thoroughly researched other options (like patching), but none of the pool companies would guarantee that patching would work. If we patched it this year we would probably end up resurfacing it again next year. The board has voted to go ahead and do the job right and resurface the pools. We want to emphasize that the pool repairs are in no way responsible for the increase in dues. We have a reserve account in place for just such emergencies. We are trying to have the work completed by the opening of the pool on April 15th.

During the last couple of Avalon Advisory Committee meetings, one of the topics of discussion was the condition of some of the yards in Avalon. Many of the Advisory Committee members said that after talking to neighbors, that they wanted to see the standard raised to which lawns are judged during the weekly property inspections. People that put effort into making their yard nice are embarrassed when they have company over and the lawn next door is totally dead with mostly dirt showing. There are also funguses and diseases that can spread from an un-maintained lawn. The standard that was decided is that if more than 50% of your lawn is dead, then that is to be considered unsightly under statute 6:15 (Unsightly Growth) of the Avalon Covenants and Restrictions. It would take very minimal effort to fertilize and water a lawn.

Homeowners also need to be reminded that maintaining mailboxes are the responsibility of the homeowner under section 6:23 (Mailboxes - Revised). Many of the mailboxes are in such disrepair that they are rotted and falling apart. A yearly coat of paint could help protect the wood. If you repair or replace your mailbox it must visually match the original exactly. The Avalon Board of Directors would recommend using PVC material or decking board because it is maintenance free. If you are unable to repair your mailbox because you are not good with tools or you do not live at the residence, there are many handymen in the yellow pages. Another option could be Avalon homeowner Andy Cherrico at (843) 903-4062. Andy is a licensed handyman and has fixed so many of the Avalon mailboxes that he pre-builds them in his garage and simply swaps it out with a new one when called. Andy is not affiliated with the Avalon Board of Directors, the Avalon HOA, Wright Management, or Beazer...he is just another option.

We would like to end this letter on a several positive notes. The Avalon Board of Directors has been fighting with Beazer for about a year to do something with the ball fields. The field has never drained properly and the fields stay wet even in the heat of the summer. Beazer finally agreed to fix the field and did some very extensive and costly repairs at Beazer's expense. If you have not seen the field lately you owe it to yourself to check out how nice it turned out!

Another positive thing is the addition of two new four-way intersections in Avalon. The Avalon Board of Directors petitioned Horry County about 10 months ago and maintained weekly phone calls and emails until they were installed. The intersections are situated next to two school bus stops and the speeding traffic was very dangerous. The stops and cross walks have considerably slowed traffic to make Avalon safer for everyone.

Also, included in this package is the debut column written by Avalon homeowner Alex Best that appeared in the Carolina Forest Chronicle on February 28, 2008. Alex will have a weekly column entitled *Avalon in Action* and will focus solely on Avalon events and news. The Avalon Board of Directors thinks Alex is doing phenomenal service to our community.

There is also an article that appeared in the Sun News on March 9, 2008 that focuses on Wildlife Action Inc. and talks about their relationship with Avalon. You may remember that Wildlife Action Inc. acquired all the property that borders the eastern side of Avalon. Wildlife Action Inc.'s main purpose is to acquire properties to prevent their development. The Avalon Board of Directors has been meeting with Wildlife Action Inc. and has developed an excellent relationship with them. Wildlife Action Inc. is considering the installation of raised-wooden nature/walking trails throughout their property solely for the Avalon homeowners to use. That would be a tremendous new benefit to living in Avalon!

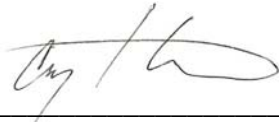
Finally, congratulations to Hans & Kathy Wiegand of 6005 Pantherwood for winning *Yard of the Quarter*. You have a beautiful yard and home!




William McGinnelly – Officer at Large



Mike McGinnis – Secretary



Cory VanNote – Treasurer



Vince Gagliano – Vice President



Edward Stapleton - President