



AVALON NEWS

Please read the following important reminders and updates. The HOA management appreciates your patience during all the transitions in the community.

Bathroom Exhaust Fan Cleaning

In light of the recent bathroom fires, the Fire Department has issued the following:

- Bathroom exhaust fans must be cleaned once every quarter (4X/year) to be documented by homeowners only
- The HOA will send out a template on how to document and submit a letter of the exhaust fan cleaning
- Please note: *If you are interested in hiring a company for a reduced price for the exhaust fan cleaning (NOTE: you may clean them yourself), please call: ABC Cleaning at (407)381-2120. They will clean the fans for \$50.00. Please note: you cannot call the HOA to schedule a cleaning, you must call ABC Cleaning.*

Exhaust Fan Preventative Checklist

Even though you are required to have your fans cleaned 4X/year, here are some warning signs to check if your exhaust fan needs maintenance or replacing in between cleanings:

1. Is it making a funny noise, no noise or a loud noise?
2. Is there a funny smell?
3. Is the plastic housing warped or deformed?
4. Is the fan smoking or hot to the touch?

Should you have any questions concerning bathroom exhaust fan cleaning/maintenance, please feel free to contact the HOA office.



Dyer Vent Cleaning

The HOA will be working the dryer vent cleaning into the budget. The cleaning should commence early 2015, therefore the homeowners are not responsible for cleaning their own dryer vents at this time.

Rules and Regulations Notification

The Rules and Regulation Packet has been finalized and is available on the website: www.avalonoforangecounty.com or to pick up at the HOA office.

Basketball Court Hours

Please note the courts will be open Monday through Friday from 8am-4pm only. Weekend hours are not currently available.

Breezeway Clean-Up

Please note **the breezeways are currently being painted.** The HOA management will be coming through, at an unannounced time, to clean-up any items which do not belong under the stairs or in the breezeways: bicycles, toys, mops, brooms, shoes, etc. Please have these items removed immediately, or they will be thrown away during clean-up.

FRIENDLY REMINDERS

Gate Card and Code Usage

You are responsible for your access card. Should you lose, misplace, damage, etc your access card, you must replace the card for a fee of \$50.00 via money order only. Your access code will not work until you purchase a replacement gate card. Your access code is also your responsibility and you may not give out your code to anyone for their use. The access code is designed **ONLY** to allow visitors, family, friends, contactors, etc through the main gate. Please do not abuse this privilege.

Unsupervised Children

Child safety is extremely important. No one wants to report their child missing. Please

understand the importance of supervising your child. Children age 13 and under are not allowed to be anywhere in the community unsupervised: pools, playground, child basketball court, pet walks, etc. Please watch your children.

ENFORCED POLICIES

Unregistered Pets

ALL pets MUST be registered with the HOA

1. Complete and sign Pet Policy Acknowledgement
2. Make sure you do not have more than 2 pets (dogs or cats); dogs do not exceed 50lbs at full maturity; NO aggressive breeds (see Pet Policy) allowed
*****PITBULLS ARE PROHIBITED*****
3. Bring copies of current vaccination records (no more than one year) must show breed on paperwork (stating mixed breed only is not allowed)
4. Bring pet for a picture or current photo for your file
5. Adhere to Pet Policy or you may receive penalties or fines

Littering in the Community

Littering is harmful to small children, pets, the environment, and inconsiderate of others who have to clean up after you. Please be courteous and keep mindful of your community appearance.

Trash Compactor

Pick-up is twice a week. There is no reason to leave your trash on the steps EXCEPT when caution tape is in place. The compactor is fully operational. Close the door COMPLETELY after throwing your trash away. This will allow the compactor to crush the trash more frequently.

There are cameras. You will be fined if found discarding your trash on the stairs or in the road.

Recycle Area

Appliances and furniture only; no exceptions.
NO cardboard boxes, NO carpet, NO cabinets.
There are cameras. If you are found dumping these items, you will be fined.

Curfew

Please note: **ALL residents and guest MAY NOT be outdoors between 10pm-7am, except for the following reasons: going to and from their vehicle, walking their dog, walking around the community, or bicycling.** *You MAY NOT loiter in ANY area between 10pm-7am. This rule will be strictly enforced by security as well as the HOA office. No one is exempt from this policy.*

Loitering

NO loitering is allowed in the community. If you are enjoying an amenity of Avalon (i.e. basketball court, pool, playground, fitness center) once the amenities are closed, you MAY NOT remain in those areas or hang out in the breezeways. **Please do not loiter on outside unit stairs. This is strictly enforced.**

Towing

All vehicles are subject to towing 24/7 for any reason without warning. Please be aware that the following are reasons why your vehicle may be towed: expired tags, no valid parking permit, flat tires, double parking, inoperable vehicles, parking in a no parking zone, etc.
TRAILORS ARE NEVER ALLOWED TO BE ON SITE.

Important Contacts

Management Office: 407-737-4122
Emergency: 911 OPD (non-emergency): 321-235-5300
Priority One Towing: 407-641-5690
OUC: 407-423-9018
Brighthouse: 407-291-2500
Post Office: 407-277-3501
Weiser Security: 407-716-6415