

Happy 2007!

Dear Homeowners,

Avington Place had its annual meeting on January 25th. We thank those of you who were there and we missed those of you who weren't. The membership voted for three open board positions. Your current board members are Amanda Dickoff (president), Pam Owen (vice president), Sandra Pitts (secretary), Esther Linton (treasurer), and Greg Frutcherman (member at large).

At the meeting the issue of the play area near the pond came up again, the issue being why we no longer have a play area. A year ago September we discovered that our play area was not commercial grade and, therefore, not insurable. This opened up every home owner to potential lawsuit if some one was injured. In November of 2005 we sent a questionnaire out to every home owner, asking for feedback about voting for a special one time \$100 per house assessment to build a commercial grade play area (at a cost of approximately \$15,000). Unfortunately we did not receive any feedback. We decided that the silence was an indicator against putting a special assessment up for a vote. The board then talked about small bouncy toys for the tiny tots (at a cost of \$8000) but decided that with a full playground less than ½ mile away, the money could be better used else where. We have since put in grass in the area. Hopefully, everyone now knows what happened, and why, and this is the last time it needs to be mentioned.

What the board accomplished in 2006 – we put in another street light at the emergency entrance to the park, put a bench in the common area near the pond, brought many homes into compliance with the CC&R's, and most importantly, hired a management company that truly represents the goals and vision we have for our community. Currently, the board is having solar lights put on the gazebo in the common area at the pond. We hope this will be yet another way to keep our community safe and enjoyable.

Spring will soon be upon us! A reminder – most of our homes will need to be power washed once the rainy weather is past. Lawns will need to be watered and mowed and weeds removed from flower beds. Doing these things not only keeps your home in compliance, but makes it an attractive part of the community.

Starting in April, we will be scouting out yards for the "Yard of the Month". If we pick your home, you'll have a "Yard of the Month" sign on your front lawn that month.

The board meets every other month on the 4th Thursday. Our next meeting will be Feb. 22nd at the HRW offices. If you have an issue you want the board to address, please call Debbie at HRW at 919-783-9530, ext 218. The board will take home owner issues from 6:45 PM to 7:15 PM.

Your Avington Place Board