



Neighborhood News

August, 2006

We have a great neighborhood and your board is hard at work keeping it a wonderful place to live.

Each month we are walking the community for violations to the CC&R's. That may seem a negative thing, but keeping our neighborhood looking good with mowed and manicured lawns, clean siding, trash cans out of site, and property devoid of trash all add to the enjoyment and curb appeal of our area.

We are focusing on a particular violation this month - rusted, sun bleached mail boxes. This may be time to purchase a new mail box. Lowe's has the style that conforms to our architectural guide lines for \$9.95. Remember the mail box must be black. Part of the responsibility of being a home owner is periodically replacing those items that wear out.



Soon it will be time to repaint or replace the post itself. If your post is cracked, mildewed, or faded, please repaint it. Of course, white is the approved color.



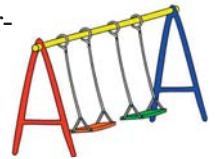
Next month we will be focusing in on violations pertaining to the quality of your lawn, not just mowing. Many, many lawns are little more than weeds. You must have a plan for over-seeding and watering to submit to the board if you receive a violation in September.

Leaving violations - A neighbor spotted a potential fire hazard. One house model has the fireplace vent at the very back edge of the outside wall of the home.

One homeowner has built a fence within inches of the vent. There is now scorch marks on the fence, which the fire department says is the precursor to a full blown fire.

The fire department has no jurisdiction in asking a home owner to move his/her fence to avoid a fire. But, we, as neighbors, can look out for each other. If you see a potential safety problem, let your neighbor know.

Lastly - we've been asked about what happened to the small play ground next to the pond. The board had to have it torn down as the developer did not build a commercial grade playground. Because of that, our insurance company withdrew its coverage.



All the home owners would have been liable to pay damages that came from an injury. We've also been asked why there's not a new one. A small commercial grade playground is \$20,000. We would have to assess each home owner a one time \$100 special assessment.

At the end of last year we sent out a survey, asking if people would be willing to pay a one-time \$100. We got virtually no response. So, at this point we're looking into three "spring toys," small animal shaped rocking rides, so that our littlest ones have something fun within Avington Place. We also are looking at having another bench put in.

That the news for August.

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