



Dear Neighbor,

As you are aware, the Avocet Board of Directors has called a vote on a new Special Assessment initiative. We have reviewed our financial information and have realized that this funding is required in order to achieve the vision we all share of a well loved and cared for community, in great condition and ready to compete with the new development behind us.

There are so many projects that will require this funding, not least of which is rehabbing our entry and our border along South Old Peachtree. Other projects include new pool furniture, bringing light back to our entry, resurfacing the pool apron, and replacing tennis courts that have settled so badly that they are extremely difficult to play on.

Special Assessments require a super majority of our community to a) vote and b) pass the assessment. The first vote requires 2/3's of our community to cast a ballot, which is 133 households voting, to achieve quorum on the first vote. If we do not achieve quorum, the quorum drops to 67 households. In both cases, a majority of 2/3's voting YES is required to pass this. As you can see, there is a very high threshold required to pass a Special Assessment.

We achieved quorum on the last Special Assessment vote in July. It was defeated by just 2 votes. We listened to those who voted against it and believe we have since addressed the reasons for the NO votes. The first was a concern that we truly did not know what our future spending needs would be. We have since received the results of a Capital Reserve Analysis (CRA) performed by Ray Engineering, Inc. This company is independent of our Board and looked at the maintenance needs of all of our capital assets for the next 20 years. We have included a schedule that shows these projects through 2010 along with estimated costs for these projects.

The second concern was a limit on the Board's ability to spend funds on capital projects without guidelines or a vote by the community. A Spending Limit By-Law amendment was passed at our annual meeting, limiting Board spending to CRA projects. Any project requiring more than \$5,000 not defined by the CRA would require a vote by the community.

To meet this need, we are asking for a \$325 Special Assessment. This will go most of the way to meet our financial needs over the next three years. However, we will still need a \$10/month increase in our dues to ensure we have sufficient funding to maintain our community to a high standard and preserve our common assets. The projected financials through 2010 are included. We realize this is asking all of us to dig deep into our pockets. If the Special Assessment passes, this Board will pass a resolution requesting that future Boards hold fees stable until 2010.

The Special Assessment will be payable in four (4) installments of \$81.25 with the first payment due January 1, 2007. You can also choose to pay the amount in full.

This is an opportunity for all of us to come together as a community. Avocet is already a wonderful place to live, but we can make it even better. During the Gwinnett County Board of Commissioners meeting where the townhome rezoning was presented, Bert Nasuti referred to Avocet as a wonderful example of the quality that R-60 zoning could achieve. We were frequently referred to as the shining example for other requests for the same zoning. Avocet can still shine! But it will take all of us working together to achieve this goal.

Please take the time to vote on this issue. Your proxy is enclosed. There are many ways to vote. You can enclose your proxy in the self-addressed envelope and return it to Heritage by October 27. You can place your ballot in the locked ACC mailbox at the entry to the amenities area. You can give your ballot to a neighbor, committee or Board member who will be attending the meeting for the vote on October 30. Or you can attend the meeting and get to ask questions before casting your ballot in person.

If you have any questions that you would like to have answered before you cast your ballot, please e-mail us at [bod@avocet-hoa.org](mailto:bod@avocet-hoa.org) and/or [finance@avocet-hoa.org](mailto:finance@avocet-hoa.org). We will be happy to respond via-mail, telephone or even meet in person with you to ensure all of your questions are adequately addressed.

The Board and the Finance Committee strongly recommend a vote FOR the Special Assessment.

Avocet Board of Directors

Jeanne Aulbach, President; Lara Foreman, Vice President; Dave Spanjers, Vice President; Julie Dominguez, Secretary, Sean Bennett, Treasurer

Finance Committee

Barry Sharp, Neal Gonsalves