



Avocet Talks

Sign up for email delivery of the newsletter: just send an email to with your house address to bod@avocet-hoa.org

Note: Future issues will be posted on the website and delivered by email (for those who sign up), to save printing costs & time. If you have no internet access, put a note in the ACC mailbox (see page 3 for addresses) OR call Robin 770-200-8256 and tell him you need a paper copy!

Clubhouse Update

Avocet Homeowner's Association

The BOD has been soliciting bids to replace the insulation, drywall, flooring, bathroom stall dividers and painting.

Minor complications, like obtaining a building permit have slowed the process, but we're still targeting Memorial Day to have it completed. Of course, we could have it done in a couple of weeks if budgets were no issue, but we're trying to squeeze every penny to get the best price and qual-



Inside this issue

Lawn care tips	2
Security tips	2
Inspection report	2
BOD meeting	3
Contact information	3
Committees	4
Inspection letter	4, 5

Masonite Siding Claims

If your house has Masonite siding, don't forget about the class action lawsuit and the upcoming deadlines to file your claim.

The website to obtain information to file your claim is <http://www.masoniteclaims.com/hardboard/index.htm>. The next deadline is Jan 15, 2008 for siding installed between January

1, 1990 and January 15, 1998, which is most of Avocet. Don't wait until the last minute!

How to tell if you have Masonite? It is a fiberboard siding that swells with moisture, resulting in an uneven & buckled appearance (top photo) or a crumbled, rotted texture (bottom photo).



Welcome Your New Neighbors!

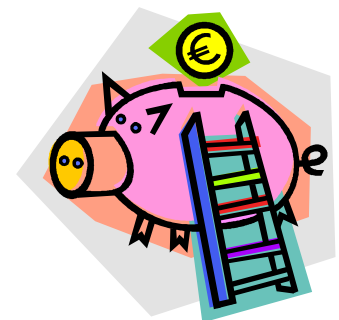
Almost every month, we have new homeowners in our neighborhood. Please reach out and make them feel welcomed and at home. To join Avocet Yahoo Group, go to <http://www.avocet-hoa.org>. Contact your board members for an invitation to join. And let us know so we can organize a welcome!

Financial Planning for Avocet's Future

The BOD is working on developing a financial plan for Avocet's future needs. The goal is to identify all expected future costs, such as eventual resurfacing of the tennis courts, parking lots, replacing the pool pump, etc). After the costs and timelines have been identified, plans can be developed to set aside funds monthly

to pay for the identified needs as they arise. The goal is to ensure that each BOD plans and saves for our future needs, rather than spending on non-essential yet expensive projects. This will help to reduce and possibly eliminate, the need for dues increases! If we manage our funds carefully, we can keep the

amenities looking great and not increase our dues!



Lawn Care Tips

According to local gardening expert, Walter Reeves, the first 2 weeks in March are the perfect time to put down both a crabgrass pre-emergent and fertilizer. Pre-emergents prevent weed seeds, which have lain dormant on your lawn all winter, from sprouting when the soil gets warm enough. "Scott's Turfbuilder Plus Halts Crabgrass Preventer" is one such product

that combines the preemergent with fertilizer. The fertilizer will help your lawn to green up more. The 13.35 lb bag is about \$14 at Home Depot and covers 5,000 square feet, which is plenty for all but the very largest lawns in Avocet. You can also find this and similar products at Lowes, Wal-Mart and Pike's Nursery. Spreaders can be found for \$15 to \$30 for basic models.



Security-Neighborhood COPS meeting notes & tips

At last month's COPS meeting, a policewoman presented tips on how to prevent crime: Here are some of her top tips:

1. Keep doors locked, even when you are home
2. Keep garage doors down as much as possible.
3. Add a security system—rates can be as low as \$5/month for monitoring.
4. and set alarms when not at home.
5. Report crimes within Avocet to your block captains.
6. Outside motion detector lights, especially on sliding doors help deter.
7. Keep bushes trimmed to 3ft high and trees trimmed below 7ft to keep a line of sight open—where people walking by can see.
8. Write down serial numbers from anything of value—a simple way is just to take 2 photos with your digital camera—one of the item, the other a close-up of the serial number
9. Keep copies of important records—like serial numbers in a separate location, like a safe deposit box
10. Look for and report suspicious behavior!

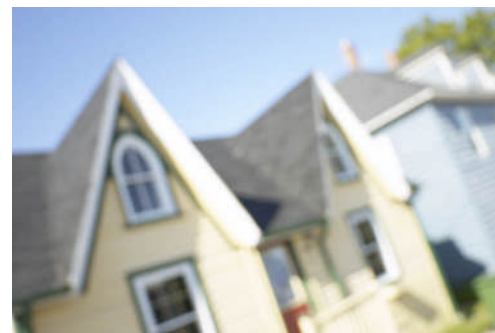
If you are unsure who your captain is, please email Barry Sharp, chairman of the security program and COPS program at: security@avocet-hoa.org,



or at barry-sarp@hotmail.com.

Inspection Report

On Feb. 24th, Karen Finol accompanied Robin Steinkritz of Heritage on the property inspections. Of the 218 homes, only 26 homeowners will be receiving a letter/check list of item/s that need attention. The letters were mailed off on March 1st by Heritage. The majority of findings included rotten trim, siding, door and window frames and discolored or dirty paint, a few garbage cans not stored discretely, and some Christmas decorations (Christmas wreath, snowman) that were still up. The inspection criteria follows the covenants as closely as possible. See page 4 for the new, revised inspection letter. The revision was made to change the tone of the letter and to clarify what is being inspected.



Drainage request!

Jack, one of our neighbors, spent several weekends clearing debris from our drainage system. He noted that any debris, paper, trash, etc. left in yards and streets gets washed into our storm drains and ends up in the retention area, clogging our drains.! Please help by collecting and properly disposing of any trash and debris you see!

Monthly reminder: Dues

Please remember that if you pay monthly, rather than annually or semiannually, the monthly amount (\$40) for the homeowner's association dues must be received by our management company, Heritage Properties by the 1st of the month. Payments received after the 10th day of the month are \$50. Questions? Call Robin with Heritage Properties at 770-200-8256.

THANK YOU!



Monthly BOD Meeting

Everyone's welcome to the monthly BOD meetings:

It's a chance to hear firsthand what the issues are, provide ideas or help solve a problem. Of course, if you can't make it, and want to reach any of the Board, just email at the addresses above, or call Robin to pass on a message!

When: the 1st Tuesday of the

month.

Time: 7:00 P.M.

Location: the Avocet Clubhouse

Date and location subject to change.

Next board Meeting:

Tuesday, March 7th at 7:00 P.M.

at the clubhouse.

Stay up-to-date with all happenings by visiting the Avocet Homeowner's Association website: www.avocet-hoa.org

If you have not joined the Avocet forum, visit the above website to find out how to join and stay informed.

Board Member Contact List

Our subdivision is managed by Heritage Property Management Company.

The manager is Robin Steinkritz, 770-200-8256; Email: rsteinkritz@heritageproperty.com.

Our board members are:

President: Karen Finol, Email: president@avocet-hoa.org

Vice President: Blake Slemmer, Email: vicepresident@avocet-hoa.org

Secretary/Treasurer: Eugene Yu, Email: secretary@avocet-hoa.org

Board of Directors: bod@avocet-hoa.org

If you haven't got email/internet access you can leave a written message for the BOD in the ACC mailbox (at the corner of Clubhouse drive), or call Robin at 770-200-8256.

Progress report

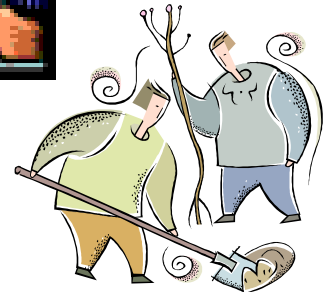
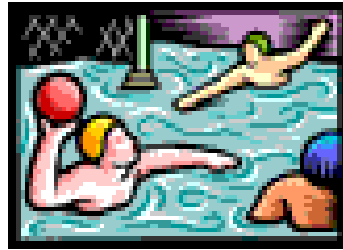
- The mold has been remediated in the clubhouse
- Avocet has a monthly newsletter
- The Drainage problems have been alleviated
- Bids have been received and are being reviewed for the clubhouse refurbishment.
- A covenants review committee has been formed to suggest ways to bring our covenants up to date. Want to join? Just email any BOD member!
- A revised inspection letter, with a less threatening demeanor, has been implemented!



Can You Help?

The board wants you, the community needs you. It really doesn't take much time to help out on a committee. Pick something that interests you and help to make it happen! Want a Kid's Club? Join the Children's group committee! Want to have great community pool parties and holiday events? Join the social committee! Green thumb? Help advise the landscape committee! Please sign up for as little or as much time as you have! Any and all help is appreciated! And there's no secret process to being on a committee: just tell someone on the committee or a BOD member that you'd like to help!

1. **Finance Committee**, finance@avocet-hoa.org
2. **Kid's Group** - bod@avocet-hoa.org
3. **Architecture**, architecture@avocet-hoa.org
4. **Information**, info@avocet-hoa.org
5. **Landscape**, landscape@avocet-hoa.org
6. **Pool**, pool@avocet-hoa.org
7. **COPS**, security@avocet-hoa.org
8. **Social**, social@avocet-hoa.org
9. **Sports**, sports@avocet-hoa.org



New Inspection Letter

The revised inspection letter that Heritage uses is included on page 5.

This is their first attempt to create a letter that informs the homeowner of an observation of something that appears to be at odds with the covenants. It also lists the other areas or items that Heritages checks and includes a contact name and number for follow-up.

The intent is get away from the appearance of intimidation and threats that previous letter formats carried, and to try to move to an attitude of community spirit and an HOA that helps both the individual homeowner and the community as a whole.

Let us know what you think, and how this process, or anything else in our community, could be improved!



Revised Covenants?

A committee has just been formed to look at how to revise our covenants to bring them up to date. If you'd like to join the committee, just email bod@avocet-hoa.org !

New Inspection Letter

