



Association Highlights:



Major items that have been completed since the last newsletter:

- Cleared the Restricted Landscape Maintenance Area behind Loma Linda of any fire hazards. Clearing inspected and improved by City Code Enforcement.
- Cleaned storm drains of debris and treated for mosquito's.
- Removed two dead trees in the fitness park.
- Replanted bare areas behind Corte Sevrina and off Via Coronado.
- Replaced spa heater.
- Resurfaced spa and wader.
- Slurry sealed and re-stripped pool parking lot.
- Repaired fence and replaced gate around tot lot.
- Graffiti removal from signs and tables in the fitness park.
- Financial Statement Review, by Gregory Villard CPA, for fiscal year 2007 was mailed to members.

Upcoming Improvements/Board Discussions:

- Replace vandalized tot-lot talk-tube
- Replace two barbeques in park off Loma Linda
- Discussion Regarding Janitorial Bid
- Annual Meeting of the Members (August)
- Discussion and adoption of budget for 2009

Time is running out, but it is not too late to put your hat in the ring:

The Annual Meeting of the Members to elect two persons to serve on the Board of Directors is scheduled for August 14. If you're concerned about your community, would like to take an active role, and can donate two hours of your time a month to serve as a Board Member, this is your opportunity to run for the Board!



You may download an application from Bridlevale's website: www.bridlevale.com. If you do not have access to the website, you may request a copy by calling (951) 244-0048 or emailing Rebecca Wilson. Applications must be received by July 10, 2008.

This month's Q & A:

Question: What are the responsibilities of the Board?



Answer: The Board of Directors' responsibilities include but may not be limited to:

- Conduct at least one membership meeting annually.
- Collect assessments and other fees in accordance with state statues and board approved procedures.
- Provide at least one form of regular communication with the residents.
- Disclose all personal and financial conflicts of interest before assuming a board position and, once on the board, before participation in any board decisions.
- Hold fair and open elections in strict conformance with governing documents.
- Share critical information and rationale with residents about budgets, reserve funding, special assessments and other issues that may impact the financial obligations of the association.
- Develop a well-defined debt collection procedure.
- Govern and manage the community in accordance with applicable laws and regulations.
- Allow homeowners reasonable access to appropriate community records, including General Session Board Meeting Minutes.
- Account for anticipated long-term expenditures as part of the annual budget development process.
- Enforce all rules, including architectural guidelines, uniformly. Distribute proposals for new rules and guidelines to all homeowners. Advise them when the Board will consider new rules and encourage input. Once adopted, new rules and effective dates should be distributed to every owner.



Helpful Contact Information:

Avalon Management:

Rebecca Wilson, email: rebecca@avalon1.com
31608 Railroad Canyon Road
Canyon Lake, CA 92587
Web site: www.avalon1.com
Phone: (951) 244-0048 ext. 105
Fax: (951) 244-0520

For Accounting Issues:

Member Services, email: ar@avalon1.com
Phone: (951) 244-0048 ext. 109

Architectural:

Dena Zorotovich, email dena@avalon1.com
Phone: (951) 699-2918

Miscellaneous Services:

City Code Enforcement (951) 693-3971
City Public Works (to report graffiti) (951) 694-6411
Street Light Outage (800) 655-4555
Highway Patrol (951) 637-8000
Temecula Police (951) 776-1099
So. Cal. Gas (800) 427-2200
Rancho Water (951) 296-6900
CR&R Waste Management (951) 943-1991
Vector Control (951) 340-9792

Reduce Your Property Taxes:

If you purchased your home in the last three years, you may want to look into reducing your property taxes. Due to the recent housing market conditions within County of Riverside, the assessor's office has begun to review the value of properties purchased within the last year in an effort to determine if value reductions are warranted.

For more information you may visit www.avalon1.com and look under the Association Articles Section, or go directly to www.avalon1.com/tax.html.

2008 Star Spangled 4th of July Parade:



Will be held on Fri., July 4, 2008 at 10 a.m. in Old Town Front Street, traveling north from Second Street to Moreno Road. Another terrific display, will be held at the Ronald Reagan Sports Park, 30875 Rancho Vista Road in Temecula, Friday, July 4th, from 2:00 p.m. to 9:00 p.m. Gather your family and friends!

One easy way to save water:



The irrigated, mowed lawn became a landscape element in the arid West in the early 20th century when water was more abundant. Now with the enormous increase in our popula-

tion the demand for water is stretching the limits of that supply. Water conservation has assumed a sense of urgency, and attention has focused on the watering needs of our lawns. Research has revealed that as much as half of the water used by the typical household is applied outdoors mostly to lawns, and that most homeowners apply at least twice as much water as their lawns actually need.

Most lawn irrigation systems are controlled by electronic controllers that provide numerous options to control the amount of water used and also the ability to select the most efficient times to irrigate. We can all conserve the amount of water we use on our lawn and yet supply the minimum amount of water it needs for a good appearance. All it takes is a few minutes reading the instructions on the controller and then making a few key adjustments.

Many sprinklers apply water faster than the soil can absorb it. To prevent run-off, water in cycles. To promote a healthy lawn that has less insects and less broad-leaf growth deep watering is much better than shallow frequent watering. To prevent evaporation, set water times to early morning or after 6:00 p.m.

Vandalism on the Rise:



Unfortunately, the common areas as well as homeowners property has been hit hard with graffiti.

In addition, there have been a great deal of vandalism to the associations irrigation system; valves pipes and, sprinkler heads have been stolen or maliciously broken.

Please keep your eyes and ears open and report any suspicious persons to the police.