



June 2011 Newsletter

Association Highlights:

Update 2011: During the last few months, the Board has approved your 2011 budget, selected an accountant for the annual financial review, Schonwit & Company, CPAs, and approved the Management contract addendum extending services for another year.

The Board met with the Avalon Accounting Department to review financials, to address concerns for bank accounts with regard to reserves, and authorized combining line items for reserve expenditures.

A representative of the Association's landscape company, Michael Harris/Michael's Landscape, met with a water efficiency engineer from Rancho Water to review all of the slopes within the community. The Board was greatly pleased to learn that the project has now been 100% defined, along with aerial mapping, resulting in huge increases in water allocations for all areas and meters in community maintained areas.

The Board selected HOA Elections of California, Inc., for the Annual Meeting and Elections scheduled for May. Unfortunately, there was no quorum for either the Annual or the Adjourned Annual that was rescheduled for June 1st. Only 38 ballots were received.

The Board has had a legal matter to address with regard to CC&R enforcement, for exterior maintenance issues. One homeowner appeal was received with regard to a fence paint application denied by the Architectural Committee, and upon review the denial was upheld by the Board.

Consideration was given to enclose the area above Via Alvaro due to vandalism of the irrigation. Crowne Hill was not interested in sharing the cost.



Is Your Landscape Ready for Summer? This is the time to evaluate your irrigation needs and perhaps change to high-efficiency sprinklers. Be sure to check your water pressure! High water pressure

wastes water, creates misting and will damage sprinklers and equipment. Improve your curb appeal, add colorful focal points, keep up good maintenance habits with well maintained grass and planter areas. July is a good time to fertilize the lawn, slopes and planters. Save tree trimming for the fall and cooler weather. Don't water after 7:00 a.m. in the mornings!

Important Meeting Dates:



The next regular meeting of the Board of Directors will be held on Wednesday, July 6, 2011, at the Temecula office of Avalon Management at 6:00 p.m. Please join us!

During "open forum" each homeowner may address the Board for up to three minutes with your questions or concerns.

BOARD OF DIRECTORS

President, *Jim Harris*
Vice-President, *vacancy*
Secretary, *Nick Shestople*
Treasurer, *John Murphy*
Member, *David Casady*

COMMUNITY NOTES

Board Vacancy: There is currently one vacancy on the Board of Directors. If you are a member in good standing, then perhaps it is your turn to serve! Becoming a volunteer Board member requires little of your time, but the importance can't be stressed enough. Do you want to know what is going on in your community? Would you like to be a part of making decisions that affect your community? If so, please contact Avalon Management for a *Volunteer Application*, to be submitted for consideration by the current Board. Terms are one year, and meetings are held bi-monthly, first Wednesday evenings - January-March-May-July-September-November. That's only six meetings/six hours per year. We really need you!



Break-Ins, Burglaries, Mail Theft: Blame it on the economy if we must, but nevertheless, break-ins (even daytime break-ins) are on the rise. Mail theft for the purpose of identity theft is on the rise. It has been reported to Management that persons are even posing as landscape gardeners in order to gain entry into a residence. But be alert! Neighbors need to watch out for neighbors, and report any and all suspicious activity or vehicles in your neighborhood! Only place out-going mail in a U.S. Postal mailbox to safeguard your mail and personal checks.





Helpful Contact Information:

Avalon Management:

Sheryl Whitaker, email: sheryl@avalonweb.com
29379 Rancho California Rd, Suite 206
Temecula, CA 92591
Web site: www.avalonweb.com
Phone: (951) 699-2918 ext. 102

For Architectural Issues:

Dena Zorotovich, email: dena@avalonweb.com
(951) 699-2918 ext. 101

For Accounting Issues:

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

Temecula Police

Business Office (951) 696-3000
24 Hr. Dispatch (800) 950-2444 ext. 5
Code Enforcement (951) 776-1099 ext. 5

Street Light Repair:

Edison (800) 611-1911

Animal Control:

Animal Friends of the Valleys . (951) 674-0618

General Session Meetings: Agendas are posted four days prior to any General Session Meeting of the Board of Directors. There are two locations within the community; the wood Access Gate to the common area to the RIGHT of 33304 Via Chapparo, and, the wood Access Gate to the common area to the LEFT of 33307 Via Alvaro. For a complete list of meeting dates contact Avalon Management @ (951) 699-2918.

Assessments: Don't forget that your monthly assessments are due on the 1st of each month, not the 15th. Payments are late after the 15th of each month and subject to a late and collection fee. Automated payments are a convenient method of making your payments on time. Contact Avalon Management for the form. Your account must be fully current before automated payments begin.

Thank You to James Eggebeen! Your fellow homeowner served graciously for many years on the Board of Directors, however personal obligations have now taken up his time. Thank you James, you were a terrific asset to the Board and will be missed!

Important Notes:

Wood Fencing: Spring is the best time to check your fencing for needed repairs and a fresh coat of paint, or power wash and clear sealant if maintaining a natural wood fence. There are only three pre-approved paint colors for fencing within the Tradewinds community. Available at Dunn-Edwards in Temecula; Tradewinds Beige W704-L Custom, Stonish Beige DEC716, W704-SP68, or Birchwood DEC752, W704-SP51. If maintaining a natural wood fence, please remember that no colored stains are allowed, only a "clear" sealant.



Home of the Quarter Awards

Congratulations to the winners of the Quarterly "Home Beautification" award!



November—Duffy Residence—43247 Via Angeles



January—Payan Residence—33300 Corte Yaca



April—Purvis Residence—33328 Via Chapparo

A home is chosen four times each year. Homeowners receive a gift certificate to Home Depot in the amount of \$100.00.