



The Enclave

Community Association

Newsletter, September 2007

Community Highlights:

Management

We have a new manager! Norma Zermeno has been promoted to the corporate office in Canyon Lake and Letha Webber has taken over the position. Letha has worked with our property before and has worked with Avalon for 10 years.

Board of Directors

Due to new laws passed this year a notice and secret ballot had to be mailed out to the membership for proper voting of the new 2007/2008 Board of Directors. A notice and ballot were mailed out and the meeting took place on Monday July 23, 2007 where a quorum was not met. A second mail out was done and a second meeting was held on Monday August 27, 2007 and a quorum was met. There were three positions available and three nominations. The following are the newly elected Board of Directors for 2007/2008:

Carmel Kadrnka
Ed Miller
Art Zussman

Calling All Volunteers!

We are still in need of some volunteers! We need volunteers to fill the following committees:

- 1) Landscape
- 2) Access Control (Bel Air)



If you are interested in joining, please contact Avalon Management at (310) 577-7711 or via email at letha@avalon1.com.

Thank you!

Please visit our website at:
www.enclaveusa.com

Meeting Dates:

Due to an increased number of projects the Board has decided to hold every other month (by monthly) meetings instead of quarterly meetings. The meetings are held at the Summit Club beginning at 6:00 p.m. There is 1 meeting remaining for this year:



November 12

Notices are posted one week prior to the meeting.

The General Session begins at 6:00 p.m. Homeowners have an opportunity during the Open Session (five minutes per home) to address the Board with questions or concerns. The Board encourages your attendance at the Meetings, however they are deeply concerned that not one single homeowner has attended the last 3 meetings, including the Annual Meeting!

Rules & Regulations Reminders (fines can be levied):

- ◆ **Street Parking:** The streets within The Enclave are for use of all homeowners, residents and visitors. It is neither assigned parking nor do the areas belong to certain homes. Also please be advised that it is a violation if your car is not parked in the direction of the flow of traffic.
- ◆ **Speed Limit:** The speed limit is 25 miles per hour within the community. Please adhere to this limit or less to avoid an accident with pedestrians and vehicles. Be alert to children at play!
- ◆ **Pets:** All dogs, when not kept within an enclosure, must be on a leash. Pet owners are responsible to clean up after their animals
- ◆ **Architectural and Landscape Modifications:** Modifications to your landscape and improvements to your home require Architectural Committee and Association approval prior to beginning any work. The Architectural Guidelines may be found online at www.enclaveusa.com for your reference. Failure to receive approval by either The Enclave and/or The Summit may cause your improvements to be removed. Please be aware!



Helpful Contact Information:

Avalon Management:

Management Contact:
Letha Webber, email: letha@avalon1.com
Customer Service, email: playa@avalon1.com

Address:
8405 Pershing Drive, Suite 401
Playa del Rey, CA 90293

Phone: (310) 577-7711
Fax: (310) 577-7713
After Hours Emergency: 800-695-3972
Web site: www.avalon1.com

Accounting Issues:

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

Escrows/Refinancing Issues:

Paula Peters, email: paula@avalon1.com
Phone: (951) 244-0048 ext. 103

Gatehouse:

16800 Calle del Cielo
Phone: (310) 230-0477
Hours: 6:30 a.m. to 10:30 p.m.

Bel Air Patrol:

Patrol Emergency: (310) 475-4099
Patrol Dispatch Non-Emerg.: (310) 829-7981


Utilities:

DWP, Phone: 800-342-5397 or www.ladwp.com
Southern Cal. Gas Co., Phone: (800) 427-2200
Verizon (Phone Svc.), Phone: (800) 688-2880

LAPD:

Emergency: 911
Non Emergency: (877) 275-5273

Special Reminders:

- ◆ **Entry Code:** Earlier in the year you were notified that the entry codes at the front phones were removed/changed due to break-ins in the Highlands. After the removal, it was found that many of you had been using the code to enter the property. This is against the Association's policy and regulations and it also defeats security efforts if given to vendors, personnel, etc. The code will be changed again in the coming weeks and it will not be available to homeowners. If you require keys, swipe cards or vehicle decals, these may be obtained by contacting Avalon Management.
- ◆ In the next few weeks the gatehouse monitoring equipment will be upgraded and new staff regulations will be implemented. Please make sure that your **Data Sheet** is up to date and is on file at the gatehouse. This will be very important as the information is being inputted into the Association's computer and used for letting guests and staff into the property, as well as in case of an emergency.
- ◆ **Safety signs attached to vehicle gates:** Someone keeps taking down the safety signs from the vehicle gates. Please **DO NOT** remove these as removal of these signs can cause a huge liability to the association if a child or someone is hurt by those gates and there were no safety signs there. If you see anyone removing these please contact Avalon Management immediately! 
- ◆ **Common Area Maintenance:** If you have a common area maintenance request, e.g., gate or fountain not working, etc., please contact Avalon Management. The gatehouse staff is not authorized to contact vendors for repairs.
- ◆ **Slope Maintenance:** The slopes within The Enclave are the responsibility of The Summit. If the slopes are in need of attention, e.g., weeding, watering or acacias need trimming, please call the Summit at (310) 573-1951.
- ◆ **Automatic Withdrawal:** Avalon Management offers automatic withdrawal (ACH) from your checking account for monthly assessments. In order to get the automatic withdrawal started, please contact Member Services at (951) 244-0048 ext. 109 or via email at ar@avalon1.com.