

Avalon

AT EAGLES CROSSING

August/September 2020 Newsletter

Next Meeting is September 23rd at 6:00 pm

The board of directors would like to take this opportunity to update you on some exciting things that we have going on in our community. We encourage each homeowner to come to the HOA meetings to stay updated on current events and help your directors make the important decisions governing your community, but just in case you have missed the last few, we have put together this newsletter to let you know what we have been up to. We look forward to working with each of you to make our community a great place to live!

--Your Board of Directors

Pool Use

We have noticed residents bringing guests and food into the pool facilities. Neither of these are permitted. Please note that guests are also not permitted at the pool at this time. Failure to follow the rules may result in the immediate closure of the pool and/or suspension of common area privileges as we have been made aware that the county health inspectors are visiting HOA pools to check for compliance with COVID guidelines. ■

Election Rules

At the August meeting, the Board adopted the election rules as presented. These rules are not in full force and effect. ■

Crime Log

Graffiti was reported along the back wall once this past month. We also received a complaint about suspicious individuals near the dumpster areas. Please report dumpster divers directly to the Oceanside police department non-emergency line. For all other matters, if you see something, please contact the security service, property management company and the Oceanside Police Department if necessary. We have a new security service beginning shortly. The security phone line remains the same. ■

Flooring Installation

Flooring installation does require prior written approval of the Board. Please submit an Architectural Change Form prior to installing new flooring. ■

HOA Website

Check out our association website at www.avalonateaglescreeching.com



Answers to many of your questions and a copy of documents you might need should be found at our website. **Please make sure to check the website before contacting the property management company.** Copies of the master insurance policy, violation reporting forms, maintenance request forms, etc. can all be found on the website. There is also a Frequently Asked Questions section that covers answers to many questions. If you have a question about whether we received your payment, please login to the homeowner portal. Under the Account Ledger section, you can see an up-to-date balance for your account. ■

Lighting

Do you know an area of the community that could use some more light? If so, please mark the location on the community map and send it to the property management company. The Board will be reviewing these dark spots for potential solutions in an effort to defer vandalism and trespassing on the property. ■

Neighbor Complaints

We have noticed a substantial increase in the number of neighbor-to-neighbor complaints since COVID-19 has started. With residents spending more time at home, tensions are high and even minor issues are amplified. Please try to be patient with your neighbors and refrain from contacting minors directly about violations. Continue to report issues to the property management company, but please know that we may not be able to resolve your concerns right away. Matters outside the norm do require Board review, so some complaints must wait for a formal meeting. We appreciate your anticipated cooperation! ■

Closure of Common Area Amenities

We are continuing to receive questions from residents about common area facility closures. Currently, the only common area facilities that are open are the putting green, tennis court and pool.

We have also received many questions about an offset for monthly assessments. Even though the amenities are not open, they still must be maintained and there is an expense associated with the ongoing maintenance. As such, no offset is being offered at this time.

We are continuing to monitor these orders as they become available and we will send out notices as soon as we have updated information. We know this can be extremely frustrating for residents as we move towards the summer months and we appreciate your patience. ■

Rules Reminder

We have noticed a lot of residents with bamboo enclosures. These are not permitted and must be immediately removed as they pose a fire hazard. If you would like to have additional privacy for your balcony/patio area, please contact the property management company for a link to pre-approved options. ■

Garage Door Replacement

Many of the wooden doors throughout the community are in disrepair. Please note that all wooden garage doors must be replaced by December 31, 2020. Specifications for the garage doors can be found on the Avalon website under the Documents tab. ■

Last Meeting Rundown

Here is what you missed if you were unable to attend the last HOA meeting:

- The Board would like to get bids for power washing the buildings and sidewalk areas.
- The Board is exploring options to repair the lower patio stucco feet. The Board would like to get pricing to install rocks in the landscaped areas to prevent further damage by the weed wacker.
- The Board approved a bid to replace a tree that was removed.
- A proposal for tree trimming along the back-wall area was approved.
- Two bids for deck land resurfacing were approved.
- The approved plant pallet for homeowner plantings will be placed on the website.
- Community smoking concerns were discussed. The Board will put it out to vote with the annual mailing if Avalon should be a non-smoking community.
- The Board reviewed the draft budget for 2021. The reserves are still severely underfunded. The Board is exploring ideas to increase the reserve balance. ■

Drainage Issues

The Board has asked the landscaping company to address drainage issues throughout the community. Since it is dry season, drainage issues might not be readily apparent. If you are aware of any drainage issues in the community, please send an e-mail to the property management company and provide the specific location and description of the problem. ■



Got questions? Contact us!

Avalon at Eagles Crossing HOA
c/o Mills Management Services, Inc.
1645 S. Rancho Santa Fe Road
Ste. #208
San Marcos, CA 92078
Phone – 760-978-9609
Emergency Line - 760-231-0261
Fax – 760-230-5878
www.avalonateaglescreeching.com

Important Phone Numbers

Western Towing
760-738-9244

Security
760-468-2268

Oceanside Police Department
Non-Emergency Line
760-435-4900
911 (emergencies)

Poison Control
800-222-1222

Board of Directors

Amy Walker-Pinneo
Joe Tonne
Matthew Hilton
Ysidro Salcedo
Chris Lane

Property Manager
Chris Mills

chris@millsmanagementservices.com