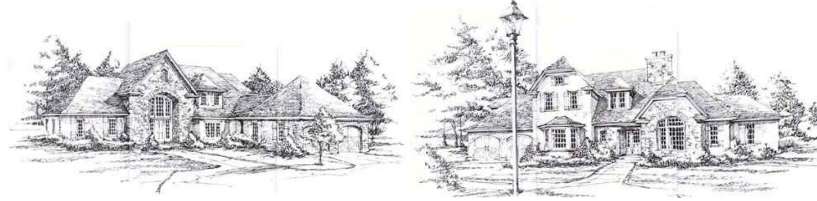


# Avalon Farms Homeowners Association Inc.

Middlebury, Connecticut

April 2011



## Newsletter

Although there is still a chill in the air, spring has finally arrived. It will not be much longer until nice weather does begin to take hold, and we begin the process of transitioning from our winter hibernation back into our favorite outdoor activities. It has been a very difficult winter for all of us in the Avalon Farms Community. Record snow fall really stretched our snow removal budget as well as our patience. Unfortunately, we learned this year about the value of owning a snow rake while tending to our roofs. Some of the homeowners even had to deal with some icing and water damage issues which have never been experienced in the past years. Through all the challenges, we think the community came out in fine shape. We will take advantage of a few lessons learned, specifically snow removal, in order to make future improvements.

Your contributions, thoughts, and ideas are always welcome and also essential as we continue to strive to make Avalon Farms a wonderful community to live and raise a family. Please do not hesitate to contact one of the board members at any time to discuss your ideas and/or concerns. With community involvement and collaboration, we will be able to continue to maintain, to manage, and most importantly be proud of our neighborhood.

A few Reminders:

**Website** – Our Avalon Farms website contains wonderful and helpful information pertaining to our Homeowners Association. All future meeting dates are posted in advance. On the website you will also find the following: Current list of neighbors with their phone and email information; Forms; Meeting Minutes; Contractor Recommendations and current information on new developments happening at Avalon Farms. The website address is [www.avalonfarms.org](http://www.avalonfarms.org).



**Avalon Farms Committees** - Avalon Farms has permanent and ad hoc Committees set up to guide our efforts in key areas. The permanent Committees are Architecture, Landscape, Social, and Finance. Ad hoc committees are set up as needed for short term issue resolution. A brief description of the permanent Committees can be found on our website. We are currently reestablishing membership on Committees so please consider your personal participation to apply your skills and help our community continue to flourish.

**Elections Alert** – As you will see in the signatures below, four out of the five Executive Board Members terms will be expiring this coming June. This represents a great opportunity for each of you to join this team, your valuable contributions, leadership, and guidance can contribute to the ongoing management of the HOA. Please note that nomination forms can be downloaded from the website. If you do not have access to the website, please let a board member know that you are in need of the submittal form and we will be glad to provide you a copy via mail. The HOA is appreciative of your consideration to join the team to help lead this community forward into the future. Please give it some serious consideration.

**Energy Audit** - Energy audits are available for a cost of \$75 to the homeowner, with the balance underwritten by the public utility companies. The audit is performed by a licensed contractor. The house is pressure tested for leaks, most of which can be fixed on the spot. In addition, the homeowner can qualify for low cost loans for major energy saving improvements. There are several web sites with information – just enter “energy audit” in your browser. Several neighbors have found this process to be helpful.

**Communication** - The most efficient method of communication for the HOA is the internet. Please be sure that the Executive Board has your current e-mail address. If there is more than one e-mail address for the homeowners make sure we have them all. If you require regular mail, please let us know and we will accommodate.

**Social Calendar** - The date of Saturday June 25 has been set for the annual picnic at Kentwood Court with a scheduled start time of 4:00 PM. The annual Christmas tree lighting is scheduled for Sunday December 4, with details to follow. A cocktail party is in the works for later this year. The Social Committee is working on welcome packets for new neighbors. Please welcome newcomers Joe and Elaine Puzo, 42 Avalon Dr along with Len and Cynthia Romaniello, 8 Kentwood Ct.

**Common Area Maintenance Issues** - To rectify problems you detect with common area landscaping and trees, street lamps, snow removal, etc., contact our property manager Tim Barth (203-463-3208, [tbarth@imaginersllc.com](mailto:tbarth@imaginersllc.com) ), or any Executive Board member.

**Web Site Services Page** - We are slowly gathering a list of trusted service providers that our community has had positive experience with. This listing has proven to be very useful to date and with your help we would like to continue to expand it. Please submit any new recommendations to Don McRae, [mcraedp@yahoo.com](mailto:mcraedp@yahoo.com) for inclusion on the website.

We look forward to seeing all of you in the weeks ahead.

### **Executive Board Members**

Don McRae – President (6/11)

Clayton Quinn – Vice President (6/12)

Don Maclean – Treasurer (6/11)

Gary Kline – Secretary (6/11)

Joe Healy – Officer at Large (6/11)

### **MISSION STATEMENT**

*To provide the members with a well-managed organization to maintain the elegance of this unique 48 home community, and preserve the quality of our countryside living experience. Our goals are:*

- 1. Develop and enhance the sense of community and fellowship among our members*
- 2. Maintain the natural beauty and rural character and setting of Avalon Farms and thus preserve and enhance the assets of the Association and its members*
- 3. Recognize and respond to the diversity of our membership as policies are established and implemented*
- 4. Constantly improve the quality of all aspects of the Association's performance*
- 5. Be a constructive and contributing member of our Community, Town, and State*
- 6. Manage the Association openly and fairly to maximize its value to its members*