

AVALON

at Carolina Forest

March 1, 2015

Dear Avalon Homeowner,

The Board of Directors is excited to inform the homeowners of many new improvements that will be taking place over the next few weeks. The pool resurfacing project is underway. The water was drained and the pool company has already started chipping away at the old plaster. The new plaster will have a strong coating on top of it called Florida GEM that helps with durability and adds a little bit of blue sparkles for added color. The ceramic tiles that go all the way around the pool at the water's surface are also being replaced. We have had a problem for many years with them popping loose and needing to be re-cemented in. The three pumps that keep the big pool water circulating have been replaced. Santee Cooper is offering very large rebate incentives to replace old pool pumps with high-efficiency replacements. The board has calculated that with the rebate incentives, the HOA will re-coop the cost of the pumps in one (1) season of electricity savings. The new pumps also have a 5 year warranty. The underwater incandescent lighting fixtures are being replaced with high-efficiency LED lights which Santee Cooper is also giving substantial rebate incentives. There will also be some renovation work done in both bathrooms at the amenities center. The pool is on schedule to be opened on April 15th.



The grounds of the amenities center will also be getting a facelift. The baseball field will be getting some new clay along with new bases. The dugouts will be getting some upgrades as well. The basketball court will be getting some paint along with new rims and nets. The parking lot itself will be getting some sealant and be re-lined. The gazebo will be getting some new stain and a solar light.

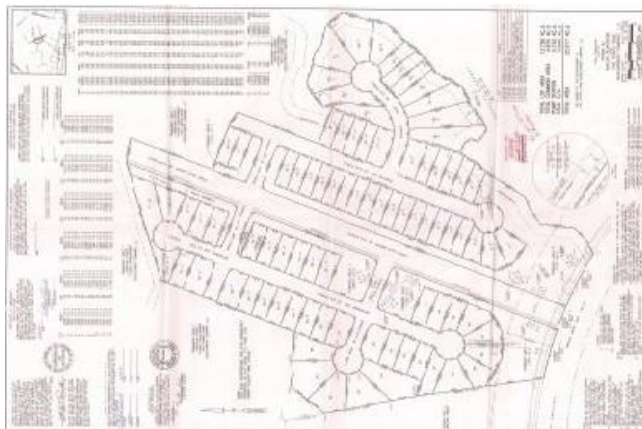
Some people that visit the amenities center regularly may have noticed the grass around the outside of the pool is a mess. The four overhead lights that have always illuminated the pool were over 40-feet tall. In order to replace the bulbs Santee Cooper had to bring in bucket trucks which left ruts in the grass every time. Santee Cooper offered to replace the 4 (four) 40-foot lights with 10 (ten) 20-foot lights at no cost to the HOA that are much more energy efficient. The new lights are in place and look much better than the old ones. This way when the bulbs need to be replaced they can use a ladder, not a truck!

Another project that will be starting is the new LED lights that will be illuminating the waterfall at the front entrance. The lights were ordered and are now in-hand ready for installation. The waterfalls will be pressure cleaned and some new flowers added for color.

The fountain heads at the top of the waterfall have been a sore subject for quite some time. The original squirt nozzles were stolen many years ago and replacements have proven very difficult to find. The company that produced the original heads went out of business. We were only able to locate one replacement nozzle and this is why the current fountains have different heads and squirt patterns. The board had mentioned in the newsletter last summer that we thought we had located some new heads but that fell through; they weren't the right ones. We have FINALLY located a fountain nozzle company out of Canada that has plenty of them in stock so look to see new fountains at the top of the waterfall shortly!



Some new information has been added to the Avalon website that every homeowner will find useful. The original property plats for all 738 Avalon homes have been uploaded to the Avalon website at <http://avalonatcarolinaforest.com/avalon-plats/>. This information is crucial if you would ever need to find your property lines or were having your property surveyed. The plats include all the property dimensions along with the longitude and latitude of the property markers.



Example

The board would like to acknowledge some fantastic work that was done recently by Excalibur Security. The South Carolina Highway Patrol was in high-speed pursuit of a vehicle that was driving down Carolina Forest Blvd. The driver lost control and crashed his vehicle near the entrance of Avalon. The subject got out of the vehicle and ran into Avalon. Excalibur Captain Mike Wear was listening to the police broadcast over the radio about the foot chase and went to assist. Together, the South Carolina Highway Patrol and Excalibur Captain Wear caught the subject as he was running out of the back entrance of Avalon. The subject was carrying a backpack full of drugs and money. The backpack contained heroin, cocaine, crack cocaine, and marijuana. The police estimated the value of the drugs at nearly \$100,000 and they seized \$15,000 in cash from the backpack. Great job and thanks Captain Wear!



Also, recently there were several vehicle break-ins in Avalon during the early morning hours of February 16th, 2015. The next day when the Horry County Police were doing reports they contacted Captain Wear and asked who he thought was responsible. Captain Wear remembered seeing a 19 year old male that he is familiar with the walking around the night of the break-ins. Captain Wear also notated that the vehicles that were broken into were within close walking distance from where that teenager lived. The County Police started watching the pawn shops and got their break on February 20th, 2015 when that same teenager that Captain Wear identified and an accomplice attempted to pawn stolen goods at Dick's Pawn on 501. The County Police arrested that teenager and his accomplice. Because of Captain Wear's knowledge of the neighborhood through community policing and the diligence of the Horry County Police many people that had items stolen got them returned. That teenager and his accomplice are now both free on bail. The County Police and Excalibur started watching more closely for that same subject after dark to see if they could catch him again in the act. Sure enough, one week later they saw him riding a bike down the street in Avalon just before midnight wearing a knapsack. The County Police and Excalibur decided to approach the subject to ask him some questions. The teenager dumped the bike and ran through some back yards and they were unable to catch him. The County Police believe the bike may have been stolen from Bellgrove and are trying to locate the rightful owner. That subject had been seen earlier in the evening walking through Bellgrove and may have "appropriated" it for a ride home.

For many years the Avalon Board of Directors have been reminding residents that it is imperative that you lock your vehicles and close your garages. These thieves are opportunistic and not smart enough to break into a locked vehicle. Many of these thieves are driving from other towns and sometimes from other states with the sole purpose of stealing from someone that simply forgot to lock their car or garage. If you don't want to become a victim then make it a point to lock your vehicle.

The board would also like to ask you for your help in the future. If you see something at the amenities center that has been broken or damaged, please report it to our Excalibur Security officer immediately at (843) 251-5015. On the very rare occasion that vandalism occurs, the quicker it gets reported the better chance we have to catch whoever has done it. Video can be reviewed and it is much easier if there is a time frame to go by. In the ladies restroom at the pool somebody hung on the partition that separates the toilet stalls and pulled the entire thing out of the wall (anchors and all). There are now gaping holes in the walls where big hunks of sheetrock have been pulled out. If we knew a time frame when it happened we could have reviewed video and viewed who the last few people were that entered.

Your Avalon Board of Directors wanted to make you aware of a website that has popped up that is in no way affiliated or endorsed by HOA. In fact, the board feels the site is unsecure and potentially unsafe and dangerous. Nextdoor.com is a popular site that some neighborhoods use to relay information. The board first heard of nextdoor.com a couple of years ago and seriously looked into using it. There were some positives but there were also many negatives that there was no way around. The biggest obstacle was that there is no way to verify who registers. Anybody in the world can give a fake name and address to get into the system. From there they can gain unwanted access to an Avalon homeowner's information once the homeowner signs up on nextdoor.com. People using the site may feel that the site is secure because they believe the HOA is in control of it when nothing could be further from the truth. Recently, HOA President Ed Stapleton wanted to see if anything had changed on nextdoor.com. Ed was able to easily register under a fake name and address. Ed was able to find nearly 30 women from Avalon registered and providing personal information that they most likely believe is private. They are scheduling playdates for their kids and pets and listing items for sale assuming that the person they are corresponding with actually lives in Avalon. There are lots of perverts and mentally disturbed people out there and if it is this easy to register using fake information then it is a sure bet that they are intimately familiar with how to use this site. By being registered on the site you are advertising where you live, what you have to steal, and most importantly you are providing information about your children. Nextdoor.com is not much safer than Craigslist. This is the reason that the HOA uses the www.avalonatcarolinaforest.com website and www.facebook.com/avalonactivities. The HOA has a little bit more control over who is posting and can monitor it much better.

The annual Avalon Easter Egg Hunt will be held on **Saturday, March 28th, 2015 at 11:00am** at the amenities center. The rain date will be the next day on Sunday, March 29th. Last year's Easter Egg Hunt was such a success with a great turn out that we actually ran out eggs! Last year we had 500 eggs filled with candy and that wasn't enough. The egg hunts are done in age groups so the coordinators had to get the empty eggs back from the preceding group and use them again for the next group. This year we have 1000 eggs and are hoping that will be plenty!



Finally, congratulations to Judith Elliott at 2456 Whetstone Lane (Lot# 457) for winning March 2015 yard of the Quarter. She is excused from paying dues for this upcoming quarter.



Have a GREAT Summer!

Alex Best - Vice President

Joshua Chesner - Secretary

Charles Calvert - Officer at Large

Jeanine Powalie - Treasurer

Edward Stapleton - President