

AVONDALE HOMEOWNERS ASSOCIATION, INC.

2920 Southeast 23rd Avenue

Ocala, Florida 34471

ANNUAL MEETING NOTICE AND PROXY LETTER

Dear Fellow Member,

Well, we're here again. It's time for our annual meeting which will be held 7:30 PM, Wednesday, December 2, 2014, at 114 South Magnolia Avenue, Ocala, Florida 34470. And, well, is a deep subject! So, let begin. The meeting agenda will include voting for the association directors to serve for 2015, and for the attached budget as proposed.

The past year has brought comments from you, as members, indicating dis-satisfaction in a number of areas within the Avondale community, such as: speeding within the subdivision; appearance issues of some of our homes, including the need for painting, roofing, landscape maintenance, and etc. Our governing documents (www.avondalehomeowners.org) are very specific as to what is required of a property owner within our subdivision. We would ask you to do a self-evaluation of your home site, and, if applicable, address any deficiencies you may find. Please do not be offended if you hear from your Board about shortcomings specific to your property. No such contact will be made prior to March 1, 2015. Remember, we are a self-managed homeowners' association saving you \$8000. per year or more in outside management fees, so this task of giving notice of violations befalls your Board. We do not take this responsibility lightly, but as I'm sure you must understand it is not easy to tell your neighbor that there are issues specific to them. However, we will. To address the speeding issue we intend to add/reposition speed control signage within the neighborhood. We ask everyone to obey the posted speed limits. City of Ocala Police will be monitoring the area.

We have also heard some positive comments, about the projects we have undertaken in our common areas: specifically, road repair, painting lamp posts and signage, and landscape renovation. In furtherance of the landscape renovation, we intend to have our front entrance finished before Christmas 2014. This is the best time of the year to do planting/replanting of ornamental shrubbery, and we intend to renovate the entirety of our property running along SE 31st Street by February 2015. Last year we mentioned our intention to prepare for repaving of our subdivision streets, and the possibility of gating our community. The gating proposition was well received. We are a private community, and have that opportunity. The fact that we have begun to accumulate funds for one or both projects has been well received by the membership. Reserving funds will moderate any shock special assessments which may ultimately be required to fund such projects.

Please complete the enclosed proxy ballots and place them in the association mailbox by November 30th. Should you attend the meeting you can withdraw your proxy and vote in person. It is important that we have the proxies so that we have a quorum of the members to conduct business at the meeting.

We wish everyone the best this holiday season including the hope of a prosperous 2015! And, thank you for your co-operation in the administration of your homeowners' association.

Respectfully submitted,

Your Board of Directors

Joe Rispoli

Jim Herzberger

Berne Stalzer

2015 AVONDALE PROPOSED BUDGET & EXPENSES

Accounting & Legal	\$1,000.00
Board Restricted-Exceptional Expense	\$3,500.00
Bush hogging Maintenance	\$600.00
Filing Fees State Of Florida	\$70.00
Insurance Liability	\$800.00
Irrigation: Repairs only	\$500.00
Grounds Maintenance	\$2,475.00
Lawn Care: Service Contract	\$4,200.00
Office Supplies/Postage/Printing/Files	\$205.00
Tree Maintenance: Tree Removal	\$375.00
Utilities: Street Lights, Pump, Entrance Lights	\$2,400.00
Web-site: 3 Year Contract	\$100.00
Road Maintenance & Reserve	<u>\$4,425.00</u>
Total Projected Budget	\$20,650.00 **

Dues per 59 lots @ \$350.00 per lot.

****This budget reflects the continuation of a volunteer treasurer for the Avondale Homeowners Association.**