



P.O. Box 14662
Tallahassee, FL 32317-4662
www.geocities.com/avondaleneighborhood

December 2007



Christmas Eve, December 24

Each year many of us participate in decorating Avondale's streets with luminaries. Once again, all residents are encouraged to display luminaries beginning at 6:00 p.m. on Christmas Eve, December 24 (weather permitting—*Remember last year's downpour!*). This year, luminaria supplies (enough for six to eight per home) will be available at the corner of Blockford Court and Alshire Court from 10 am—12 pm. Luminaries should be placed 8—10 feet apart and lined up along the street in front of your home. Thanks again for taking part in this special Avondale tradition.



Avondale Homeowners' Association Annual Meeting

Thursday, January 17, 2008

7:00 pm

Buck Lake Elementary School Cafeteria

Come and win \$100.00 that you can use towards paying for your dues (or choose to use for other personal needs).



Neighbor to Neighbor

Kent L. Wimmer, President

Happy Holidays Neighbors! 2007 has been another good year in Avondale. We continued our efforts to enhance the appearance of the Buck Lake Road entrance. We sponsored six neighborhood events and activities. The Avondale website was greatly enhanced - please visit it at www.geocities.com/avondaleneighborhood. Attractive new signs were made and used to announce neighborhood events. Avondale was runner-up for the 2007 Leon County Small Neighborhood of the Year award.

This good year is due to the efforts of your fellow neighbors who served as volunteers on your Association's board and committees. Our most tireless volunteer is **Pat Bruner**, the editor of this newsletter and organizer of our neighborhood parties. **Kevin Bessette** and **Jonathan Mostyn** led our efforts to enhance our neighborhood greenspaces and help our neighbors with architectural matters. **Debbie Whetstone** has done a great job as Secretary. **Holly Evans** and **Amy Jones** were a good team in welcoming new residents to the neighborhood with helpful information packets about our neighborhood. **Jim Waltermeyer** was key in keeping the Board abreast of outside issues as he served as Avondale's representative on the Council of Neighborhood Associations. **Greg Cowan** greatly enhanced the utility of our website and actively keeps it current. Last but not least is our accountant **Christine Romig** whose institutional memory and dedication ensures that the association's business runs smoothly.

These neighborhood leaders look forward to continuing to serve Avondale in 2008. We are sad that Holly Evans is stepping down from the Board, but Pat Bruner has volunteered to rejoin the Board. Without these fine folks, our neighborhood would be a much poorer place, and I hope you will join me in thanking them for their service.

You are invited to participate in our 2008 Avondale Neighborhood Association Annual Meeting that will be held on Thursday, January 17, 2008 at the Buck Lake Elementary School Cafeteria beginning at 7:00 P.M. At this meeting, we will discuss our 2007 accomplishments, our goals for 2008, adopt a budget, and elect the Board of Directors for a one-year term. We must have 10 percent of the total membership present to elect our new Board and adopt the 2008 budget, so please come and bring your neighbor. **We will have refreshments, and will also raffle a \$100 check to a lucky homeowner attending the meeting.**

At the Annual Meeting, the Board of Directors is proposing to increase the annual dues by \$50. After much discussion, your Board believes it is necessary to increase the annual dues so our Association can continue to maintain and enhance the appearance of the front entrance and greenspaces, to meet rising utility and other expenses, and to avoid further depleting our financial reserves. For the past two budget years, our Association has made it a priority to improve the appearance of the front entrance area. We did this by spending a significant portion of the Association's accumulated savings rather than raising dues. At the current level, our financial reserves would support the Association for less than six months, and provide little buffer for unanticipated expenses. The current level of dues, \$100 per household, is no longer sufficient to cover even the basic expenses of the Association without further jeopardizing our financial well-being. Without this proposed increase, the Association's reserves will be imprudently drained, the maintenance of the greenspaces will be reduced, and the appearance of the Buck Lake entrance will continue to suffer.

Please join your neighbors at the January 17th annual meeting as we set the neighborhood's agenda for 2008.

Mark your Calendar!

The next block party will be in the Spring and is scheduled to be located at Blockford Court West. If you have any concerns regarding this location, please contact the Board.



Email Address Updates

If you want to receive an electronic copy of the newsletter, or if your email address has changed, please send an email to avondaleneighborhood@yahoo.com so that we can update our records. Thank you.



Avondale Homeowners' Association of Tallahassee, Inc.

Proposed 2008 Budget

PROJECTED CASH BALANCE ON HAND - 01/01/08 \$8,457

PROJECTED RECEIPTS

501	Members' Dues	26,850
502	Interest Income	600
	Late Fees	600

Total Projected Receipts 28,050

TOTAL \$36,507

PROJECTED DISBURSEMENTS

101	Accounting Services (Financial Statements, Annual Returns)	2,000
102	Accounting Services (Billing & Collections)	2,000
103	Administrative Costs - Other	2,720
104	Annual Meeting Costs (notices, proxies, etc.)	200
105	Common Area Maintenance	6,600
106	Income Tax Expense	260
107	Insurance - Liability	1,700
108	Legal	300
109	Community Enhancement/Entrance Landscaping	3,000 (1)
110	Miscellaneous	1,000
111	Newsletter Costs	1,200
112	Outdoor Lighting, Electric & Water	4,600
113	Repairs and Maintenance - Other	1,500

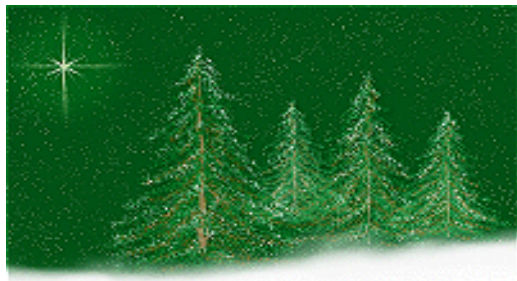
Total Projected Disbursements 27,080

PROJECTED CASH BALANCE ON HAND - 12/31/08 \$9,427

- (1) Includes another phase of plan to revitalize Bucklake Road entrance landscaping and irrigation -- planting of lariope; adding sod; adding/moving boulders on sides to eliminate cars driving on grass; perennials



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Happy Holidays



**Have neighborhood
photos or recipes to
share in the
newsletter?**

Please email them to
[avondaleneighborhood@
yahoo.com](mailto:avondaleneighborhood@yahoo.com)

The Board of Directors

The Board of Directors for the Avondale Homeowners' Association are:

Kent Wimmer, President,
Kevin Bessette, Vice-President
Debbie Whetstone, Secretary
Amy Jones, Treasurer
Holly Evans, Welcome Committee
Jonathan Mostyn, Greenspace Coordinator

Feel free to contact any of the board members if you have questions or suggestions regarding any aspect of the Avondale Homeowners' Association. After all, we're here to serve you!

The board meets once a month to review old business and address new business. If you have any business or news that pertains to our neighborhood or any questions, please notify one of the board members. The next meeting is the annual meeting on *January 17, 2008* at Buck Lake Elementary.

Meet Avondale's Web Designer Greg Cowan



This year, Avondale neighbor, Greg Cowan redesigned the Avondale website to include many useful links to helpful information. Greg and his wife, Debra, live on Alshire Court South. Thanks, Greg!!!!