



# *Avalon Condos Newsletter*

## *December 2025*

### **COMMUNITY RULES & REMINDERS**

#### **Trash Disposal**

Trash is NEVER to be stored outside of your residence, not even for 1 second! All trash must be immediately disposed of into the compactor. Improper disposal of furniture or trash will result in a **\$250 charge**. Let's work together to keep our community safe, clean, and beautiful!

The recycling bin has been removed to prevent garbage accumulation. **Please throw all regular garbage, recycling and cardboard boxes in the Trash Compactor.** Furniture and hard garbage are the only things allowed in the Furniture disposal area.

#### **Guest Parking**

Remember to register your Guests and get a hanging Guest pass decal for your visitor!

#### **Parking & Towing**

Parking permits **are required** for all vehicles.

Stop by the office to get your decal and get a copy of the parking rules. **Towing is strictly enforced! Know the parking rules!**

#### **Pool Rules**

**No bikes, scooters, or skateboards** allowed in the pool area.

**No glass containers or alcohol** in the pool area.

**Food can be consumed on the deck - NOT IN THE POOL!**

**No loud music, profanity, or disruptive behavior.**

**All minors must be with an adult** at all times.

**Yellow Pool Pass is required to access the pool area.**

If you need an Access card and Pool Pass stop by the HOA office. Cost is **\$25.00 by money order ONLY**.

#### **Fitness Center**

Open **9:00 AM - 11:00 PM** daily.

Access card required for entry.

#### **Management Office:**

AvalonCondos@gmail.com  
(407) 737-4122

#### **Office Hours:**

Mon, Tue, Thu, Fri: 9:00 am - 5:00 pm  
Wednesdays 1:00 pm – 5:00 pm  
Closed daily from 12:00 - 1:00 for lunch

#### **Staff**

Jerry Bateman, Property Manager  
Jenny Jarell, Assistant Property Manager  
Jennifer Pernia, Admin. Assistant  
Luis Galloso, Maintenance & Grounds  
Juan Carlos Quiroz, Maintenance & Grounds

#### **Emergency Contacts:**

After-Hours HOA Emergencies: 407-737-4122  
Leave message with answering service who will  
contact management / maintenance.

Orlando Police Department (Non-Emergency):  
321-235-5300

Rattlesnake Security 407-545-1464

Airport Towing 407-275-8721

**For crimes or life-threatening emergencies,  
dial 911**

HOA DUES PAYMENTS:  
Clickpay/FirstService.com