AVALON CONDOS

November 2026

UPDATES

POWER OUTAGE - *Building 5 is having repairs done to the electrical system.*

PRESSURE WASHING OF SIDEWALKS *is being done! Please park by not covering the sidewalk with the front of the car.*

STORM DRAIN *of the main boulevard will have major repairs shortly! Pay attention to bulletin boards for project updates.*

PALM TREES *will shortly be trimmed all around the property. Please pay attention to information in regards to this.*

SIDEWALK REPAIRS *are being planned around the property. Stay tuned!*

MAIN POOL - *work is completed with the scum gutter replacements*

LAUNDRYROOM *had the frame re-done. Now it should be working fine with the "Push To Open" method.*

PAINTING *has been completed of the flashings and stucco.*

DOG RESPONSIBILITIES

PICK UP after your dog💩! DO NOT WALK THEM UNLEASHED! Remember to register your pets!

TRASH DISPOSAL

BE CAREFUL !!! We are charging tenants and owners services charges of **$250.00** if you dump cardboard boxes in the bulk trash area! Break them down and throw in the trash compactor. **DO NOT LEAVE TRASH OUTSIDE OF DOOR EVER** - it's an automatic **$100.00** service charge if caught!

PARKING AND TOWING

Parking permits are required for all vehicles. Towing is strictly enforced! IF YOU GET STICKERED - Please come and see us at the office immediately. If your lease is not updated within 30 days of being expired - **we will tow your car!**

GUEST PARKING

Remember to register your Guests and get a Guest pass for your visitor! You can request it via email as well, providing all documents of course!

MAIN POOL OPEN 9:00 AM - DUSK
SMALL POOL OPEN M-F 9:00 AM - 5:00 PM

Yellow Pool Pass is required to access the pool area. If you need an Access card and Pool Pass stop by the HOA office. There's a $25.00 fee.

FITNESS CENTER & LAUNDRY

Open **8:00 AM** - **11:00 PM** daily.
An access card is required for entry. There's a $25.00 fee.

ONLINE PRESENCE!

Please make sure you go online on our website avalonoforangecounty.com to see our blog or if you need to download any documents for registering a new pet, new car, or a new tenant. Print it, fill it out and send it to our email at avaloncondos@gmail.com. **You can now make payments online on our website too.**

ASSOCIATION OFFICE:

AvalonCondos@gmail.com or (407) 737-4122

OFFICE HOURS:

Mon, Wed, Fri: 9:00 am - 5:00 pm
Tue, Thurs 10:00 AM - 5:00 PM
Closed daily from 12:00 - 1:00 for lunch

STAFF:

Jerry Bateman, Property Manager
Jenny Jarell, Assistant Property Manager
Jennifer Pernia, Administrative Assistant
Juan Carlos Quiros, Maintenance and Grounds Supervisor
Luis Galloso, Maintenance and Grounds

EMERGENCY CONTACTS:

After-Hours HOA Emergencies such as noise complaints, water leaks, parking violations etc. Call **407-737-4122** **Leave a message with the answering service who will contact management / maintenance.

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

Airport Towing 407-275-8721

Orange County Animal Control: 407-836-3111

OUC: 407-423-9018

For crimes, domestic violence or life-threatening emergencies, dial 911