



**AVALON CONDO'S
NEWSLETTER
January 2024**

***HAPPY NEW YEAR!
NEW HOMEBUYER EVENT***

HOSTED BY EVELYN ESTRELLA W/ FIRST SERVICE

As a homebuyer, we know you might have some questions. Join us for complimentary breakfast at the Clubhouse at Avalon Condominiums in Orlando to learn more about:

- Down payments
- The role of your credit score in the home loan process • The importance of a pre-approval
- The advantages of purchasing now
- And more!

DATE Saturday, January 13 2024

TIME 10:00 a.m.

LOCATION Clubhouse at Avalon Condominiums 4417 S Semoran Blvd 2nd Floor Orlando, FL 32807 RSVP Contact Evelyn Estrella by emailing Evelyn@RentProsper.com. We look forward to seeing you there

UPDATES

Beautification Updates:

1. **Annual Flowers:** Enhance the beauty of our entrance area by welcoming the arrival of annual flowers. The installation is scheduled for the week of January 8th, 2024.
2. **Tree Trimming:** Stay tuned, the community is due for routine tree trimming of the Oaks and non-palm species. This helps to maintain the proper shape and health of the trees, and also improves both their aesthetic quality and longevity. Management is obtaining proposals for this service and will be scheduling work later this quarter.
3. **Awnings Replacement:** In the next 4-8 weeks (approximately 2 months), the awnings will undergo replacement. The new awnings will be sleek and black, adding a modern touch to our community.
4. **Gym Upgrade:** Exciting news for fitness enthusiasts! Televisions have been added to the gym, providing entertainment during workouts.

Avalon Condos Board & Staff

Board President:
Josh Bateman

Vice President:
Jeremy Washburn

Secretary/Treasurer
David Winger

OFFICE

On-Site Association Manager:
Jeanny Tejada

Administrative Assistant:
Matthew Pineda

PAYMENTS:
www.clickpay/FirstService.com

Office Hours are Monday - Friday, 9AM - 5PM

****The After Hours Emergency Number is for HOA emergencies. If you have a crime to report please call 911***

After hours, weekends, and holidays call

407-737-4122.
OPD (non-emergency):
321-235-5300
Universal Towing:
407-816-0102
OUC: 407-423-9018

MAINTENANCE/GROUNDS

Hendrich Urdaneta

Juan Carlos Quiroz



Amenity Key Fobs are available at the office. Allows you access to the Fitness Room and Laundry; Key fobs cost \$25, one per household.

- Please watch your children, if children are caught vandalizing property the Police will be involved.
- This is a Condominium Community all blind must be white and not broken, please repair if broken.
- Parking Permits are required to park on property, available at the Office, with proper paperwork.
- **No Canopy's or glass bottles** are allowed at pool areas.
- Tows are ENFORCED know the Parking Rules!
- Do not back in park – Automatic Tow
- Do not pour grease down the sink or toilet.
- **Pets MUIST be registered, pick up after your pets! Clean up Fee is \$250.00 charged to anyone seen not cleaning up after their dogs. If tenant does not pay the owner will be charged.**
- AREA IS UNDER 24HR SURVEILLANCE! ANYONE FOUND DUMPING garbage will be charged \$250 ANFURNITURE, WILL BE CHARGED A \$250.00 FEE***

- Homeowners remember to check into the Portal, assessments are due to change this year. You want to avoid unnecessary late fees and interest charges.

Portal registration:

[Avalon of Orange County \(connectresident.com\)](http://connectresident.com)

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[www.clickpay/FirstService.](http://www.clickpay/FirstService.com)

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[Avalon](http://AvalonWebpageavalonoforangecounty.com)

[Webpageavalonoforangecounty.c](http://Webpageavalonoforangecounty.com)

[om\)](http://Webpageavalonoforangecounty.com)

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