



September 2026

UPDATES

We're in the heavy rain season! Please take measures against flooding if your unit is on the ground floor. Sandbags are a great option! (we do not provide these)

- **PRESSURE WASHING OF SIDEWALKS** is being done! Please park by not covering the sidewalk with the front of the car.
- **PAINTING** of flashings and stucco will begin mid month - weather permitting. Please look out for information on bulletin boards.
- **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!
- **HOA OFFICE HAS GONE DIGITAL!** All documents are online on our website and PAYMENTS NOW ONLY ACCEPTABLE on our WEBSITE or by PayPal, Venmo or Credit/Debit cards via QR code) **NO MONEY ORDERS!**
- **ABSOLUTELY NO BBQs ALLOWED ON BALCONIES, PATIOS OR IN STORAGES!!!**
- **POOL LOUNGE CHAIRS HAS ARRIVED!** Please take care of them!

DOG RESPONSIBILITIES

DO NOT WALK THEM UNLEASHED! and PICK UP after your dog 🐕! 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! **DO NOT LEAVE TRASH OUTSIDE OF DOOR EVER** - it's an automatic \$100.00 service charge!



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 as there is an issue.

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!

POOL RULES 9:00 AM - DUSK

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 avalonfororangecounty.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 bring it to the office, or 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: 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

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