



# EVERY'S FIELDS FOCUS

[www.afhoa.org](http://www.afhoa.org)



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## EVERY'S FIELDS FOCUS

Welcome to the first edition of the "Avery's Fields Focus," a newsletter about the wonderful people in Avery's Fields. In this first edition of the "Avery's Fields Focus" you will find information about our new website, a new lawn and landscape contract, safety measures being taken to protect our residents and common areas, installation of a new aerator for our pond, reminders about our covenants, and the need for a change in our homeowners association assessments.

The "Focus" will be distributed quarterly via our new website and email. If we do not have your current email, please use the link on the website to forward it. Email addresses will only be shared within the AFHOA. Future editions of the newsletter will focus on what's happening with Avery's Fields residents and sharing important information and activities that affect them. If you have information that you would like to share or that might be helpful or of interest to your neighbors, please forward it to any of the Board members. The "Focus" is meant to support the warm and friendly character of Avery's Fields. It is our hope that improved communication will strengthen the sense of community that exists in our neighborhood.

Special thanks go to Chris Sherry for organizing our first edition. If you are interested in assisting with future newsletters, contact any of the board members.

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## EVERY'S FIELD'S HOMEOWNER ASSOCIATION WEBSITE

Thanks to the efforts of neighbor Sobhan Padamati, Avery's Fields now has a website. You can find the site at [www.afhoa.org](http://www.afhoa.org). The site has both a public and a private section. You can log onto the private section by using your last name as the user name and initial password. We suggest that once you have logged in that you go to Your Account and change your password to protect your account. The AFHOA will be using this website to provide important information to all members. Our intention is to reduce our administrative costs through the use of the website. The website also contains links that can be helpful in communicating with other members of our

neighborhood and the AFHOA Board. Some of these links are: calendar of events, neighborhood maps, Board member information, covenants, newsletters, financial information, forums and a member directory.

The member directory is one of the important ones. This ONLINE DIRECTORY saves the Association money in printing and postage costs in distributing a neighborhood directory. The basic information is name, address and phone, but you can include your e-mail address, occupation and interests as well. The only information in the directory is what you supply. It is only as accurate as that supplied. I urge each of you to check your information and correct it as required so that you receive all AFHOA correspondence. This is a secure database, accessed only by Avery's Fields residents.

The forums should be one of the most popular features they are: "Babysitting Central", "Yard Work Central", "For Sale" and "General Discussions." Here's a way to get information out quickly to fellow neighbors. We are looking to add a photo gallery to capture all the events at Avery Fields. As the web site matures, we will be making it more feature rich to be more useful and fun.

Explore the site and send any suggestions or comments to the links provided.

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## SAFETY INFORMATION

A resolution to restrict the use of motorized vehicles and skateboarding was passed by the AFHOA Board last year. A notice of these restrictions was distributed directly to all homeowners and will be posted on our new website. Signs will soon be placed in the common areas to notify all residents and visitors of these restrictions. Posting of the restrictions will enable us to utilize local police services in maintaining common areas. Please review the notice for the safety of your family and guests. Any homeowner witnessing a violation of the restrictions should contact any member of the AFHOA Board.

Watch for an announcement regarding installation of the signs. The Board will be seeking volunteers to assist with installation of the signs.

### **NEW LAWN AND LANDSCAPING CONTRACT AWARDED**

In April, the AFHOA Board of Directors accepted a bid from Precision Landscapes and Tree Services, Inc. of Shaler Township to provide lawn and landscaping services for 2005. Precision's bid was the lowest responsible bid among the five firms who bid. A special effort was made to insure more consistent services than were received during 2004. Scott Stayduhar, owner of Precision, has never lost a customer in the eleven years he has been in business. The care of our lawns and landscaping has a direct impact on the appearance and value of our neighborhood. It is also the largest segment of our AFHOA budget. Please contact any board member if you have a concern or a compliment regarding these services.

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### **ASSESSMENT INCREASE**

As residents of Avery's Fields we enjoy unusual amenities for a neighborhood of our size. We have abundant green spaces and landscaped entrances, street islands and road buffers. Our pond, fences and barn give our neighborhood its rustic charm. Unfortunately additional funds are needed to insure that we can meet the operational expenses required to maintain our amenities and to continue growth in the reserve fund for capital expenses related to our common properties.

Despite our efforts to find the lowest cost for services and materials, we have experienced a significant increase in the cost for landscaping and lawn services and for maintenance of our fences, pond and barn. The 2005 budget has also been negatively affected by a significant carry-over of expenses from the 2004 budget. In order to balance the budget, the Board of Directors has reluctantly increased the quarterly assessments to \$33/month or \$100/quarter beginning with the third quarter of 2005. You can be assured that as members of the community, we are exploring every option to control costs while maintaining the quality of living in Avery's Fields.

### **COVENANT REMINDERS**

The covenants that are part of your home ownership protect the quality of our neighborhood for all of us and by all of us. A copy of the covenants has been placed on the website to insure that you have access to them should a question arise. Compliance with the covenants has been very good in our neighborhood. Please note the following reminders:

#### **Mailboxes**

Section 5.2(e) of the covenants requires each homeowner to maintain the same post and lamp and mailbox. If you do not have the required mailbox or need a new mailbox, you may purchase a replacement mailbox from Dave Nichol (724) 742-2718. The new mailboxes are rust-free aluminum and cost \$38.00.

#### **Political Signs**

Section 4.1(e) of the covenants prohibits any signs on lots or common areas with the exception of "For Sale" or "For Rent" signs referring only to the lot on which the sign is displayed. This restriction includes all political signs.

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### **NEW POND AERATOR**

One of the causes of the excessive algae formation we had in the pond last summer was a breakdown in the pond aeration system. A new hose and diffuser have been purchase and will soon be installed in the pond. Watch for an announcement about this activity and consider assisting in the installation of the new aerator.

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### **HOMEOWNERS ASSOCIATION BOARD**

*Elected March 2005*

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