

Find this issue and more at: [www.avenburylakes.com](http://www.avenburylakes.com) April 2023

## VOTING INFORMATION

- ~ Vote by Mail and In-Person Voting at the Board of Elections begins **April 4** (no change from existing law)
- ~ **Photo ID**, such as a Driver's License, State ID Card, or Passport is **required**. Other forms, such as utility bills, bank statements, pay stubs are no longer acceptable. For voting by mail, you must use either the ID number OR the last 4 digits of your Social Security number.
- ~ The **deadline** for Vote by Mail requests to be received by the Board of Elections is now **APRIL 25**. Note: this deadline is new - voters no longer have until the Saturday before the election to obtain ballots by mail.
- ~ In Person Voting at the Board of Elections ends **SUNDAY, APRIL 30**. There is no voting on Monday, May 1.
- ~ Election Day voting on May 2 will remain at Hope Christian Church, 32625 Detroit Road. If you have any questions or are not sure you meet the requirements, contact the Lorain County Board of Elections at 440.326.5901 or Lorain County Board of Elections ([voteloraincountyohio.gov](http://voteloraincountyohio.gov))

## SPECIAL DATES

2nd	Movie Night	7:00 PM
4th	AMEN	10:00 AM
5th	Architecture Mtg.	10:15 AM
6th	Quilt Club	1:00 PM
13th	Book Club	10:30 AM
16th	Grief Support Group	3:00 PM
18th	Property Clean-Up	10:00 AM
20th	Quilt Club	1:00 PM
21st	POETS	11:30 AM
21st	Travel Club Mtg.	3:00 PM
22nd	Avenbury Bandstand	5:00 PM
27th	Volunteer Mtg. & Dinner	5:30 PM
28th	Crochet Group	1:00 PM
28th	BINGO	6:30 PM



## HOLIDAY INFORMATION:



The Information Center & Lodge Office will be **CLOSED** on April 7<sup>th</sup> in honor of Good Friday, but the **Lodge** will remain **OPEN**. The **Lodge** will be **CLOSED** on Easter Sunday, April 9<sup>th</sup>.

## REGULAR EVENTS

M	Bible Study	10:30 AM
M	Silver Sneakers	11:00 AM
M	Samba	1:00 PM
M,W	H2O Aerobics	1:00 PM
M,W,F	Body Sculpting	8:45 AM
M,W,F	Stretch & Tone	9:00 AM
T	Pinochle	7:00 PM
T,Th	H2O Aerobics	9:30 AM
T,Th	H2O Aerobics	6:30 PM
T,Th,Sat	Walking (Inside)	9:00 AM
W	Spite and Malice	2:00 PM
W	Poker	6:30 PM
W	Mah Jong	7:00 PM
Th	Line Dance (\$5)	7:00 PM
Sat	H2O Aerobics	11:00 AM

## BREEZE PUBLICATION

For the months of May and June, an email copy of the Breeze will be sent to each resident. There will also be a paper copy placed in your paper box for those two months. This is an experiment & will be evaluated in June after we receive your feedback. Would you please **send your feedback to the Information Center**, [clederer@lawrencemanagement.com](mailto:clederer@lawrencemanagement.com), by **June 10, 2023**, so that we can evaluate the experiment? Thank You.

## Landscape News



~ We are sure that all of you have seen some new green plant life poking through the damp earth. Now is a good time to look at our mulched areas. We can decide what needs to be added or subtracted to make it pleasing to the eye and productive.

~ Evaluation of the plants you have is important. We can ask ourselves are they thriving and are they in the right place. If not, now is the time to move them to make them thrive this year.

If plants need to be replaced, now is the time to do it. Shrubs and trees can grow out of the area that we thought was perfect and now that is no longer true. This will allow them time for the roots to take hold and become established. Also there is less shock to the plant when transplanted in the cool weather. Make sure that you have taken the time to re-energize your soil by amending it with new topsoil and spreading slow release fertilizer. These then need to be worked in to the existing soil to maintain good growth for your plants.

~All the dead foliage should be removed now, so the soil can breathe and soak up the spring sun. If you intended to plant annuals, pansies and violas are a good choice. They thrive at this time of year along with the addition of perennials. Wait for May to plant those tender annuals. These do well after the soil has warmed.

~ Now to the turf areas around our homes that we call common areas. We have had difficulty in the past with weed growth and crabgrass. Avenbury does supply us with three applications a year to help with these problems. It is up to us to make sure that the grassy areas close to us are watered and kept healthy, to help prevent these unwanted weeds from taking hold. It is recommended that we water for 15 minutes every day or 30 minutes every other day. Of course this schedule is rain dependent and we are usually lucky in the spring to have adequate rainfall. There is no such thing as weed free. We must do this to keep our turf green and healthy especially during the dry times that we do experience in the summer. Our community is dedicated to keeping fertilization and pest control to a minimum, to reduce the impact on the environment.

~ As always, April showers bring may flowers. Let's look forward to a beautiful spring, summer and fall.

The Landscape Committee is always ready to be of help to our residents. Please do not hesitate to contact us.

## Avenbury Lakes Community Garden Plots

There are only 5 - 10 x 10 garden plots available.

1 time deposit = \$25. Annual rental = \$25. Rentals start April 1st.

*Spring is right around the corner! Fill out a request form and pay for your plot at the Information Center. Contact Barry Himebauch at 440-937-2261 with any questions.*



## Spring Property Clean-Up 2022



~ Spring is on the way! As I write this article it actually does look like it outside, but I know winter is still out there somewhere. In the past we have had about 30-35 of your great neighbors join in this annual dedicated endeavor. Please think about coming out and joining the team. Volunteers are needed to help with the project. We break the property into approximately 12 or 13 different sections. You will be assigned a section to complete as the date gets closer.

~ The Buildings and Grounds Committee is asking for your help in cleaning up our property. It is currently scheduled for **Tuesday, April 18** with a rain date of **Wednesday, April 19** and a rain

date back-up of **Friday, April 21**. Please wear gloves & sturdy shoes. Bags will be provided. We will start at approximately 10 AM.

~ You may sign-up in the Activity Book at the Lodge or contact Bob Kennedy in one of three ways: **call or text me at 630-747-6626** or **email me at kennedy12850@gmail.com**. For the residents who have already signed-up or contacted me, thank you. For future signees, thank you also. ~ Bob Kennedy

## Volunteers Needed for Setting up the Pool Deck

~ I just finished writing about the Spring Property Clean-up. If spring is here, that must mean summer cannot be far behind. Each May a group of your neighbors get together to clean off and set-up the chairs and tables/umbrellas on the Pool deck for summertime enjoyment.



~ I would like to give you a scheduled date that we will be setting up the tables and chairs, but as of this printing I cannot. I anticipate it will be **no later than mid-May**. The Board has not received the schedule from our Pool contractor as to when their work will be completed. I will submit another article in the May Breeze and/or use the website to post a date for setting up the Pool deck. I will also have Patty put a sign-up page into the Activity book in the Lodge. Thanks in advance for volunteering. ~ Bob Kennedy

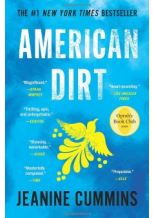
## Bible Study



The Avenbury Bible Study meets on **Mondays 10:30 - 11:45** at Providence Church, across the street on Detroit Rd. Our current discussion is on God's Character and Redeeming Love shown through the Kings and Prophets of the Old Testament. All denominations are welcome. If you would like to join or learn more about the Study, contact Marilyn Jacobcik at [jacobmar2001@yahoo.com](mailto:jacobmar2001@yahoo.com) or 440.937.5027.

## Book Club

The Avenbury Book Club will meet on **April 13th at 10:30 AM** in the Lodge to discuss the book *American Dirt* by **Jeanine Cummins**. Lydia Perez, her husband Sebastian, and her 8-year-old son Luca have lived a simple but comfortable life in Acapulco, Mexico. Lydia, a bookshop owner, gets caught up in a violent act perpetrated by members of a local drug cartel. Suddenly she and her family's lives are threatened. In desperation, she takes Luca with her and flees her home town. They end up climbing aboard the freight trains used by those fleeing north through Mexico. Lydia's hope is to eventually reach the border, and cross illegally into the USA. This novel is the story of their journey. On May 4th we will discuss the book *When the Stars Go Dark* by **Paula McClain**.



## Calling ALL "NEW" Artists of Avenbury



~ A vision was started before the Pandemic to showcase the work of artists in our community at the Lodge. An Art Gallery club was established last year to bring this vision to fruition. If you are a **NEW** artist who hasn't displayed your Art yet at the Lodge, we would love to have you join us! **May is the first open month we would like to display new art** on the walls of the Lodge Activity Room.

~ Each Artist can display their art for a month at a time. And from this you have the opportunity to sell your art, should you choose to do so. Art for this Lodge Gallery can be anything that hangs on the wall: quilts, fabric design, paintings,

drawings, photography, sketches, etc. If you have questions about this or if you are interested, please contact: **Tish Hopkins** at 440-315-0423.

## \*NEW\* Line Dance Class

A new Line Dance Class instructor has been found! Starting on **Thursday, April 13** from **7:00 - 8:00 PM**, Ronna Murray will be leading a class every week. The **cost is \$5** which will be collected at each class. There is no sign up or commitment. She is known for her easy-to-follow teaching method for over 35 years. Join us as we dance our way to fitness!!!



## Golf League



We would like to extend a personal invitation to you to join our Avenbury Lakes Golf League this year. Our league is open to *both* women and men. Barring weather, we play golf every **Monday (9:15 AM)** from **May 1 to September 25** at **Bob-O-Links Golf Course**, located South of Avon on Route 83. Have an interest in joining us? Our skill levels are varied, and we enjoy the game and the camaraderie. Sign up in the Activity Book and pay at the Lodge. Dues this year are \$10.00, which covers the year-end golf scramble and weekly golf ball prizes on 2 par-3 holes. If paying in **CASH**, please use an envelope and write *your name* & "Golf League" on the front. If paying with a **CHECK**, please write "Golf League" in the memo section. **Hope to see you on the links!** ~ Co-Chairs: Bill Leaser and Ron Rochester

Know some **BUNNY** with real estate needs?



**Liz Manning** Realtor®  
440-715-0888  
[LizManning@HowardHanna.com](mailto:LizManning@HowardHanna.com)

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## COMMUNITY MANAGER REPORT



- ◆ **MULCH INSTALL:** This year, mulch **WILL** be installed in all common and Homeowner beds at Avenbury Lakes. The installation will be completed by CZ Landscaping **AFTER** Brightview completes bed clean up and puts down pre-emergent weed control/fertilizer. Brightview has been working on bed clean up since March. If the weather cooperates, the plan is to have the mulch installed prior to Memorial Day. You may see both contractors on the property at the same time completing these separate tasks.
- ◆ **HOLIDAY INFORMATION:** The Information Center and Lodge Administrator's Office will be **CLOSED** on **Friday, April 7** in honor of Good Friday. The Lodge will be **CLOSED** on **Easter Sunday, April 9, 2023**.
- ◆ **HASTINGS LIFEGUARDS:** If you or someone you know would like to be a Lifeguard this summer, please contact Hastings at 440-832-7700 or visit their website at [hastingswaterworks.com](http://hastingswaterworks.com). You can request Avenbury Lakes as your preferred work location.
- ◆ **PETS:** Just a few reminders that pets may not be left unattended or tied outside a Unit and must be walked on a secure hand-held leash. Pet droppings **MUST** be removed immediately from all Common Areas, walkways and patios. A dog must wear a valid tag at all times. Please report violations in writing to the Information Office.
- ◆ **HOMES FOR SALE:** If you are putting your home up for sale, please notify the Information Center and Lawrence Community Management Group (440-937-2800) as soon as possible. We can have your home posted on the Avenbury website "For Sale" section and LCMG can provide a "maintenance fee update" and other items for the buyer.
- ◆ **SNOWPLOW DAMAGE:** Please report any damage caused by snow removal equipment to the Information Center by April 15, 2023. If there is damage to your irrigation system discovered once the system has been turned on, please contact the Information Center at that time.
- ◆ **NO PRUNE AGREEMENT:** This form should be turned into the Information Center by **May 1, 2023**, for those residents who do **NOT** want BRIGHTVIEW to weed, trim shrubs or maintain other plants that require specialized care (roses, hydrangeas, mugo pine and rhododendrons) in their homeowner beds. Please see the form included in this issue of the Breeze.
- ◆ **GEESE:** Please **DO NOT FEED** the geese including ground feeding around bird feeders! If you see any nesting activity including eggs, please call the Info Center so that we can limit nests and notify Ohio Geese Control of their locations. The geese are nesting early this year, pairing off into couples. Male geese may be aggressive at this time of the year, so do not approach them!
- ◆ **TREES:** Each year dead and/or diseased trees are removed from the property. These trees are typically identified with yellow ribbon and were recommended for removal by Bartlett Tree. The Board decides if any trees will be replaced in common areas.
- ◆ **IRRIGATION AND WATERING LAWNS:** As we move into summer months, please be mindful of over and under watering turf areas. This can lead to turf diseases and insect damage. Watering turf is the number one way to limit crab grass and other weeds from taking over!
- ◆ **MODIFICATION FORM REMINDER:** If you are planning on making changes to the exterior of your home (for example: lights, windows, doors, satellite dishes) or changing your landscaping (removing more than 3 plants, removing OR planting a tree), you **MUST** submit a Modification Form to either the Architectural or Landscape Committee. They will review your request and give you a fast answer, with best results if they have the request early in the month. The Info Center can answer questions about the process, and we have an Architectural Standards Book available for common replacement components. This is also available on our website.
- ◆ **PROPERTY INSPECTION ISSUES:** Please check the Rules & Regs regarding Landscaping in homeowner beds. Some common violations include vegetable and herb plants placed in areas other than the rear bed where they are allowed, no more than 3 yard art items in the front and side yards combined, no more than 10 flower pots in the front and side yards combined, no pots or bird feeders in any common areas.
- ◆ **WIND AND RAIN:** The Spring can bring some very windy and rainy weather! If you notice damage to your home from a weather event, please call the Info Center or send us a Maintenance Request form from the website. The HOA does not cover every type of damage, but they do cover some types and we can assess the issue and guide you with next steps.
- ◆ **2023 RULES AND REGS:** This handy booklet has been updated and will be delivered to every resident. The latest version is also available on the [avenburylakes.com](http://avenburylakes.com) website.
- ◆ **BOARD ELECTION:** There are two candidates vying for one open seat this year. Ballots and other election information were sent out in March. Don't forget to **VOTE by 4/23/2023!!!** Also, the Ballot asks you to review the 2019 Annual Meeting Minutes (available on the website) and vote to accept, decline or abstain these minutes. This business item could not be completed due to the Covid outbreak in 2020.
- ◆ **ANNUAL MEETING:** The Annual Meeting will be held on **Tuesday, 4/25/2023 at 7:00PM**. The meeting will be a hybrid, conducted via Zoom Webinar for those with emails who can see the meeting from their home **OR** attended in person in the Lodge Activity Room where the Webinar can be viewed on the big TV. The Board will review activities from 2022, announce the winner of the election and approve or decline the 2019 Meeting Minutes. Contact the Information Center with any questions.

## Movie Night

The winter movie series at the Lodge wraps up on **Sunday, April 2 at 7:00 PM**. Our final selection for this season is Academy Award winner **The Shape of Water**. Set against the backdrop of the Cold War era, the action takes place in a high-security government laboratory where co-workers Elisa and Zelda discover a secret classified experiment. Elisa's life is forever changed. ***Please sign up in the Activity Book*** so the committee can set up the appropriate number of chairs. The cost is \$2 and includes popcorn; water is also available for \$1/bottle.



Due to **Easter** and **Mother's Day** being on the second Sunday in April and May, the Grief Support Group will meet on the **third Sunday** of each month (**April 16th and May 21**) at **3:00 PM** at the Lodge. Anyone needing compassion, emotional or moral support from the loss of a loved one is welcome to join. Any questions call **Cheryl Courtney, 440-937-0058**.

## Travel Club News

The Travel Club is offering a six-day bus trip with **Great Day! Tours** which is scheduled for **September 23-28** to Mystic Seaport, Connecticut and Newport, Rhode Island. Fliers for the trip are available on the Lodge Bulletin Board table and the Avenbury website. The trip is open to all residents, including family and friends. We have invited Paul Travaglianti of **Great Day! Tours** to speak at our next Travel Club resident meeting on **Friday, April 21 at 3:00 PM**. Paul will provide further details on this East Coast trip, as well as information for a Christmas day trip to Gervasi Winery and Stan Hywet Hall (date to be determined). We also anticipate sponsoring two additional local day-trips during the summer. New and former travelers are invited to join us to hear more about our upcoming excursions.



## Crochet Group



The crochet group will meet again on **Friday, April 28 at 1:00 PM** in the Lodge. Knitters welcome. Bring any project you are working on. Questions? Call **Louana Dickey**.

## BINGO

Join us on **Friday, April 28** for a night of **BINGO!** Bring your lucky rabbit's foot and cash in on all the fun. Doors open at **6:30 PM** with games commencing at **7 PM**. Bring your dabber and a drink. Snacks, cups, napkins, and ice will be provided. Bingo cards for twelve games will be \$10 and prize money will be determined by how many Bingo cards are sold. Please sign-up in the Activity Book at the Lodge and pay – cost is \$1 per person. Mark your calendars now for **2023 Bingo - July 28 & October 27**. Questions? Call **Marty or Jean Wynne**.



## Bocce



Mark your calendar. Weather permitting, **Bocce** will return on **Thursdays** from **4:00 - 5:30 PM** beginning **May 25** and ending **Sept. 7**. No experience is necessary. The only requirement is the ability to relax, enjoy the game and the company.

## From your Architecture Committee:

The **ARCH** committee is made up of 9 members who are volunteer residents that care deeply about the exterior of your homes and keeping up our beautiful Avenbury Lakes property values. We have years of knowledge and experience in assisting you with maintaining the look of your home exterior. Any member of the committee can assist you with suggesting updates to the exterior, contractors who have made other residents happy here, and answering questions or offering information that you may need. Please remember that you **must obtain approval** from the committee **before you commit to purchase** anything. Don't be rushed by a convincing salesperson. Reputable vendors should know that you live in an HOA and that you must get prior approval. Let us help you navigate! Most of your requests are handled within a couple of days and the paperwork check-list process is really quite painless. **ARCH Standards** are listed on the website and at the Information Center. Call any of us for questions!



Joy Herbert, Chairperson,  
Jean Wynne, Asst. Chairperson,  
Mike Gallagher, Gary Hawkinson, Russ Hirth, Gary Liggett, Mary Jo Peter, Tom Skrovan, Joyce Reese



## Avenbury Bandstand

Please join us on **April 22, 2023** for our **Avenbury Bandstand**. DJ Fran will be playing a variety of music from the 50's, 60's, 70's & 80's for your listening and dancing pleasure. There will be an assortment of roast beef, ham, turkey and also egg, chicken & tuna salad sandwiches all served on croissants. There will be fruit, vegetable and relish trays and an assortment of chips. Dessert and coffee will also be served. The doors will open at **5:00 PM** and food will be served at **5:30PM**. The DJ will play from 6:00 until 8:00 PM. Please be sure to bring your favorite beverage to enjoy. **The price is \$16 per person**. Please sign up in the Activity book at the Lodge. Since this is a catered event, **please pay as soon as possible**. If you have any questions, please contact **Mary Lou McMahon** at 440-937-6423. **Hope to see you there!**



On **May 6, 2023** the "Run for the Roses" will return to Avenbury for our Kentucky Derby party. The doors will open at **3:30 PM** and the festivities will begin at **4:00 PM**. Snacks will be provided for you to enjoy at the tables prior to dinner being served at **5:30 PM**. The catering will be provided by Giant Eagle. The menu will be fried chicken, oven roasted chicken, potato salad, baked beans and rolls and butter. Dessert and coffee will also be served. A non-alcoholic mint julep punch will be provided. Please feel free to bring your favorite liquor of choice to spike your punch or another drink of your choice to enjoy. There will be seven races plus the actual Derby. Bets will be \$1.00 each, so please be sure to bring plenty of dollar bills for your bets, but nothing higher than a \$10.00 bill for your bets. Ladies, please be sure to wear your best Kentucky Derby hat for the hat contest. There will be three prizes, one each for win, place and show. The price per person will be **\$12.00**. Please sign up in the Activity Book at the Lodge. Since this is a catered event, please pay when you sign up or **no later than April 21, 2023**. If you have any questions, please contact **Mary Lou McMahon** at 440-937-6423. **Hope to see you there!**



### Directory Changes

#### NEW RESIDENTS:

**Marilyn & William Guinter**  
1976 Buckingham Drive  
Marilyn Cell: 440-387-8621  
Bill Cell: 440-933-9589  
Email: mguinter@yahoo.com

### Ladies of the Lake



Join us for a fabulous **Spring Fashion Show** and refreshments at the Lodge on **Thursday, May 11** at **2:00 PM**. Chico's of Crocker Park, known for their great style and personal service, will guide some of our very own ladies as they model the latest spring styles. Please sign up in the Activity Book in the Lodge. Questions? Call **Mary Zammikiel**.



**THANK YOU** to the nice person who found my "heart paw" earring by the recycle bin. Thanks for bringing it to the Lodge.  
I am very grateful! ~ Judy Rankin

I want to **ACKNOWLEDGE** and **THANK** my super-talented and helpful **Italian Night Committee!**  
Muscle Help for Set Up, Take Down, & Clean Up: Bob Kennedy, Marcel Mylen. Bob Patterson, Tom Skrovan, and Greg Soeder. Festive Decorating of the Room: Suzanne Butch. **Check-In Gals:** Cora Trefts and Sue Neiding. The delicious family recipe for the Italian Pasta Sauce made by: Tony Coletto. Italian Sausage Grillers: Bob Kennedy and Marcel Mylen. Saturday Afternoon Lasagna Assemblers: Mary Firis, Sue Neiding, and Ellie Paterson. Lasagna Bakers: Mary Firis, Kennedys, and Ellie Patterson. Bread Bowls & Pesto Plates: Linda Davis and Maureen Stender. Salad Assemblers: Cynthia Skrovan, Suzanne Butch, and Ellie Patterson. Buffett Servers: Tom Skrovan and Mary Firis. Our Violinist: Mary Beth Ions, added a fun and entertaining ending to the evening. ~ M. J. Mylen

**Avenbury Lakes Homeowners Association Information Center**  
2122 Southampton Lane  
Avon, OH 44011  
Debra Bryan  
Community Manager  
Cecily Lederer  
Administrative Assistant  
[avenburybusinessoffice@gmail.com](mailto:avenburybusinessoffice@gmail.com)  
**Information Center:**  
Phone: 440-937-9441  
Fax: 440-937-9452

**Emergency Maintenance**  
**After Hours: 440-937-2800**  
**Medical Emergency: call 911**

**Avenbury Lakes Lodge**  
35400 Middleton  
Avon, OH 44011  
Patty Hales  
Lodge Administrator  
[phales@lawrencemanagement.com](mailto:phales@lawrencemanagement.com)  
**Lodge Office:**  
Phone: 440-937-9387  
**LODGE, LIBRARY & INDOOR POOL**  
**Hours of Operation:**  
M, T, W, Th - 9:00 AM - 9:00 PM  
Fri & Sat - 9:00 AM - 8:00 PM  
Sunday - 12:00 PM - 8:00 PM



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1<sup>st</sup> Trudi Kakos; 6<sup>th</sup> Eileen Moran, Ruth Souder, Carole Trevathan; 7<sup>th</sup> David Crudele; 9<sup>th</sup> Marie Olson, Carrie Yashin; 11<sup>th</sup> Jean Morgan-LaTona; 12<sup>th</sup> Cyrus Field, Ron Rochester; 14<sup>th</sup> Louis Brunelli, Bonnie Kitral, Nancy Linonis, Jeanne Moser, Mary Jo Peter; 15<sup>th</sup> Evangeline Richards; 16<sup>th</sup> Alice Amos, Diana Lyon; 18<sup>th</sup> Carol Wharton; 20<sup>th</sup> Margrit Deistler, Ellen Finan; 21<sup>st</sup> Bill Baringer, Don Hibler, Mary Ann Konya, Robert McFarland; 23<sup>rd</sup> Margo Hirth; 25<sup>th</sup> Margaret Christ; 26<sup>th</sup> John Crawford; 28<sup>th</sup> Jonathan (Jay) DesForges, Frank Samsel; 29<sup>th</sup> Michael Holmes, Judith Reitz



7<sup>th</sup> Carolyn & Gene Braden; 18<sup>th</sup> Norma & Hank Okuma; 19<sup>th</sup> Barb & Marty Valgora; 25<sup>th</sup> Kathy & John VanBlargan; 29<sup>th</sup> Kathy & Jerry Leamon

DISCLAIMER: If you would like your information to be taken off either of these lists, please contact Cecily Lederer at the Information Center (440-937-9441) to be removed.

*"The placement of an advertisement or post /insert listing does not imply or express an endorsement by either the Association or its Board of Directors".*

## ALHOA WEBSITE UPDATE

The Avenbury Website was created seventeen years ago with the objective of keeping Avenbury Residents **informed** and **entertained**. During its first year the site was viewed about fifteen times per day; that number now averages over seventy per day. The current top ten pages visited include:

Homes For Sale  
Q&A Questions  
BD Minutes  
Avenbury Passings  
Breeze

Contact Information  
Architectural  
ALHOA Forms  
Caring/Sharing  
Maintenance Fees

**INFORMATIVE** - The website has sixty-six pages of which eight are password protected. There are 822 files in the website library used from time to time on various pages.

**ENTERTAINMENT** - The website includes a list of birds, wildflowers and butterflies sighted here at Avenbury. The list of 120 birds and 9 butterflies are all linked to Wikipedia. The list was put together by several residents; Dave Crudele, Bill Baringer, Bill Loucka, Beth Marecz, Gerry Fitch and Jim Shields. Margo Hirth provided descriptions to over 40 wildflowers. Recipe pages come in the next group of the most visited and many thanks to Deanna Roberts for helping to create those pages.

Jean Wynne has been my valued back up and she will continue to be the back up to the next website master.

### Transitioning to a new Webmaster:

- January – Search for a possible new Webmaster
- February – Identify Webmaster Candidate (Liz Manning – see back) capable of working with Property Manager, Avenbury Board and Standing Committee Chairs
- March – Introduce the Candidate to the Bluehost/WordPress Platforms
- April – Allow Candidate to assume lead role in managing ALHOA Website
- May through Dec – Monitor and assist new Webmaster when needed.

Liz Manning has had several years' experience in working with various websites and platforms. She will bring new ideas that will hopefully enhance our website making it even more **informative** and **entertaining** for our residents.

It is not easy passing on the “baton”, the website has been a labor of love but it’s time for a new set of eyes and fresh ideas. Thank you for allowing me the opportunity to create and maintain the ALHOA Website over the last 17 years.

Kermit Peters



## The Future of the Avenbury Website

I'm excited to take on the role of the Avenbury webmaster! I'd like to share my relevant experience so that you can see why it makes sense for Kermit Peters to pass on this responsibility to me.

I worked as the Executive Director of the Rocky River Chamber of Commerce for ten years. When I took the job in 2008 I created a new Chamber website from scratch, which was very well received by the membership and Board of Directors. I used a platform provided by Homestead, which is what Kermit used in the past. I taught myself how to use it. Shortly before I moved on from the Chamber, Homestead changed its platform which required starting from scratch again. Instead, my successor switched to a company that offers website templates designed specifically for Chambers of Commerce. So the current RRCC website is not the one that I created.

Going all the way back to high school, when I learned to type 90 words per minute in Sr. Loretta's class at Magnificat, I've always been quick on a keyboard. I have also been able to teach myself many programs. Every job I have held since college has required learning new technology with very little training. I love learning!

Also, I have worked with Boards of Directors and served on HOA Boards, so I understand the processes and communication involved. I think this is helpful in the role of webmaster to represent the HOA appropriately.

My husband, Casey Ryan, and I moved to Avenbury with the intent of never moving again, so I hope I can maintain this responsibility for many years to come. Whenever I have lived in a community with an HOA, I have supported my community in some way, such as serving on a Board or committee. Because I can fit the website work around my unpredictable job schedule, rather than attending meetings at set times, I welcome this opportunity to contribute.

I think the timing is "meant to be," as Kermit started to search for someone to take over the role of webmaster just a few months after we moved to Avenbury. I'm grateful for all the work that Kermit has done on the website. His dedication and time spent is truly commendable! He has been very helpful to me as he gradually hands over the responsibility of providing current, informative and entertaining content on the website. I'm also thankful for Jean Wynne who handles many of the timely posts.

I'm still in learning mode and plan to keep things status quo for a while, but welcome your suggestions for future improvements.

Liz Manning

[Lizmanning1@gmail.com](mailto:Lizmanning1@gmail.com)

440-715-0888

**Avenbury Lakes Homeowners Association**

**Town Hall Meeting, March 20, 2023**

**Location: Avenbury Lodge**

Attending: President P. Neidhardt (PN), Vice President R. Mazurak (RM), Treasurer S. Neiding (SN), Secretary L. Escalante (LE), and Community Manager D. Bryan (CM), Clint Hostutler- BrightView Branch Manager and approximately 90 residents. Absent: Asst. Secretary/Asst. Treasurer R. Kennedy (RK)

With quorum met PN called the meeting to order at 7:00 PM.

**Subject: Welcome**

Board President Phyllis Neidhardt welcomed all the residents to this important opportunity to share information regarding how the inflationary economy has affected operating costs and how the Board has taken steps to minimize the financial impact on homeowners. She introduced the Board members, Community Manager, and today's guest from the Associations Landscape provider. PN then introduced Sue Neiding to go over the financial history and the actions taken by the Board.

**Subject: Sue Neiding, Treasurer**

(Due to the importance of her information her entire presentation is hereby provided.)

"We always meet in November to present the budget for the following year, announce the Monthly Assessment adjustment scheduled for January and answer any budget-related questions you may have. Well, here we are just moments into Spring and, as Phyllis mentioned, we have the need to share some budget issues with you. The Board and Community Manager work diligently at budget time and throughout the year to operate our community as efficiently and cost-effectively as possible. To that end, one of the approaches we have followed. is negotiating multi-year contracts with our major vendors such as the management company, snow removal, landscaping, and outdoor pool management. By doing multi-year contracts, we can anticipate costs going forward and the vendors know they have our business for that period of time. These contracted amounts are then used to develop our budget for the next year. The bottom line on the budget ultimately determines what the monthly assessment will be for each of us. The budget for Avenbury must be finalized by early November each year to allow time for the Town Hall Budget Meeting and for mailing the notices of increased assessments within the required timeframe which is 30 days prior to January 1<sup>st</sup> of the new year. An important point to understand with contracts: they can be broken or canceled by either party at any time with a specified period of notice – usually 30 or 60 days.

We are all aware of the unprecedented economic times we are living through. We see it every day from increased prices at the grocery store, to restaurants not able to operate during regular hours due to staffing issues, long lines at checkout counters again due to staffing, and so forth. If you know people who are working at hourly rate jobs, they may have received substantial increases to their hourly rate as employers are having to pay more to attract the people, they need to operate their businesses.

This explanation brings me to the point of our meeting this evening – that being unexpected increases in several areas of our budget.

#1 – We were notified in December, after the budget process was completed, of an increase in the Fidelity Bond insurance that covers employee dishonesty. As required by OHIO SB 61, this insurance must now cover all employees assigned to Avenbury in addition to Board Members. The increase is \$1,720 per year which was pro-rated on the annual premium we had paid in Sept. Fortunately, we were able to pay the pro-rated amount of \$1,147 in 2022 with the annual increase of \$1,700 being due next Sept. Thus, splitting the increase between two years.

#2 - 2023 is the second year of a three-year contract with Hastings Water Works for management of the outdoor pool. This contract covers, among other things, the lifeguards and all chemicals used during the pool season. Year two of the contract had a built-in increase of 2.65% which was the amount used in developing the 2023 budget. In mid-February we received information from Hastings stating (quote) "an unprecedented situation that has never once happened in my 30+ years in business." (unquote) And further requesting a price increase for 2023. We are all aware of the nationwide shortage of lifeguards effecting pool operations everywhere. During 2021 Hastings increased their hourly rate for lifeguards from an average of \$11 to \$16 per hour, increasing their payroll costs about 35%. In addition, the cost of chemicals has increased more than 30% in the past year. Hastings absorbed those cost increases in both 2021 and

2022, but of course cannot continue to do that. Therefore, for 2023, instead of the 2.65% increase they have increased their cost for services by 12.2% or \$2,900.

The Board feels that these two items, the \$1,700 insurance premium increase and \$2,900 increase for pool operations can be absorbed into the budget. However, the third situation cannot be handled within the current Operating Budget. In early December, after the budget was finalized and the monthly assessment amounts set to begin in January, we received information from BrightView that we were facing a very large increase, one that could not be absorbed into the budget. Again, 2023 is the second year of the three-year contract with BrightView and had a built-in increase of 2%, which was calculated into the 2023 budget. The new increase was an ADDITIONAL 16% totaling \$40,235. Believe me, the Board and our Community Manager did a lot of talking, strategizing, hair pulling and number crunching while we reviewed our options. We looked at the following:

Option A- Break the contract with BrightView and find a different landscaper. This is a very difficult choice at this time of the landscape cycle. Plus, we had done a RFP (Request for Proposal) a few years ago and did not find another landscaper able to handle a property our size for less money and their costs have certainly increased also.

Option B- Raise the funds from our Homeowners – either by a Special Assessment or a mid-year increase in the Monthly Assessment. The \$40,000 plus increase equates to \$114.30 per unit or \$9.53 per month. This would be in addition to the \$10 monthly increase that was effective January 1, 2023. We determined this was not a viable option, especially given the current economic situation.

That left us with Option C – reduce services. After much discussion and negotiating with BrightView, we ultimately voted to eliminate the following 4 items from the Landscape Scope of Services for 2023: **Round 2 of Pruning, Winter Pruning, 1 of the 4 Thistle Applications and, the largest item, Bed & Tree Edging.** Eliminating these items will remove \$37,848 of the increase, leaving \$2,387 to be absorbed within the budget.

While we may have found a “work-around” for the increases in 2023, please understand that these increases are now built into the costs going forward and will need to be addressed at budget time next fall.”

Subject: Clint Hostutler, BrightView

The presentation was then turned over to our representative from BrightView, Clint Hostutler, Branch Manager. Clint explained that he has been part of the team servicing Avenbury Lakes for a number of years and is very familiar with our property and the landscape needs here. He explained that his costs such as labor, and chemicals greatly increased over the last two years. As an example he stated that on average his labor costs average \$21 to 23 dollars per hour instead of their old average of \$8.90 per hour and fertilizer has increased in cost by 18%. He noted that his manpower availability got so critical in 2022 that they had to reimburse the Association because of being unable to complete the round 2 pruning for Avenbury. Brightview has applied for and gained approval to bring Mexican labor on board for 2023 under the government’s H2B program. He further stated that these workers have been successfully used in the past since the local workforce does not want that type of work. He thanked the Board and Community Manager for their efforts and time in negotiating the amended contract for 2023.

Subject: After Clint’s comments, the floor was opened-up for questions by PN– limiting them to only those related to the issues at hand.

A summary of the questions received follows:

- Is the snow contract affected by this increase? No
- The deleted edging is for the 3-foot beds and tree rings only.
- The delivery of mulch for 2023 is a separate contract and is not affected.
- The services provided by BrightView will be outlined in a new chart that will be made available on the website.
- Pre-emergent chemicals for weeds will be provided between May - October less one application for thistles.
- This increase in contract cost is not isolated to only Avenbury Lakes.

Phyllis Neidhardt closed the meeting at 7:45 PM and thanked all the residents that were in attendance and that she hoped that the information provided was helpful.

Approved by Board of Directors electronically (e-mail) on 3-24-2023.

L. Escalante, Board Secretary



# AVENBURY LAKES HOMEOWNERS ASSOCIATION

## NO PRUNING AGREEMENT

The Avenbury Lakes Homeowners Association (ALHOA) recommends all homeowners take full advantage of the pruning services contracted by the Board with our on-site Landscape Contractor. In addition to caring for all common areas the Landscape Contractor will perform **in the foundation bed around each residential unit** the following services:

- Pruning of new growth on **shrubs** during the growing season  
**EXCEPTION:** plants that require specialized care such as Roses, Hydrangeas, Junipers, Arborvitae, Mugo pines & Rhododendrons, which our contracted landscaper does not prunetape
- cutting and removal of **perennials** debris in the fall
- cutting and removal of **grasses** debris in the early spring

Homeowners who prefer to prune the **shrubs and deciduous trees** within the foundation bed of their unit for themselves must submit a signed copy of this “No Pruning Agreement” every year – stickers, tape, ribbons, and signs advising not to prune will not be recognized. Please note that the “No Pruning Agreement” does not apply to perennials and grasses which will continue to be cut by our Landscape Contractor per the schedule above.

In accordance with this agreement, the homeowner takes full responsibility for pruning the **shrubs and trees** within the foundation bed in a manner consistent with the ALHOA Landscape Standards as determined by the Landscape Committee. If the shrubs and trees in the foundation bed are not maintained in a manner consistent with the Standards, the homeowner will be notified that corrective measures may be taken and the homeowner will be **assessed the full cost of the service.**

In the event that the home is sold, this Agreement will terminate, and the Landscape Contractor will again prune trees and shrubs in the foundation bed unless a “No Pruning Agreement” is signed by the new owner before May 1<sup>st</sup> of that year.

**THIS AGREEMENT MUST BE RENEWED BY THE HOMEOWNER OF RECORD ANNUALLY BY MAY 1<sup>st</sup>.**

I (we) have received a copy of this No Pruning Agreement and agree to abide by the Rules and Regulations.

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Signature (Homeowner): \_\_\_\_\_ Date: \_\_\_\_\_

Signature (Homeowner): \_\_\_\_\_ Date: \_\_\_\_\_

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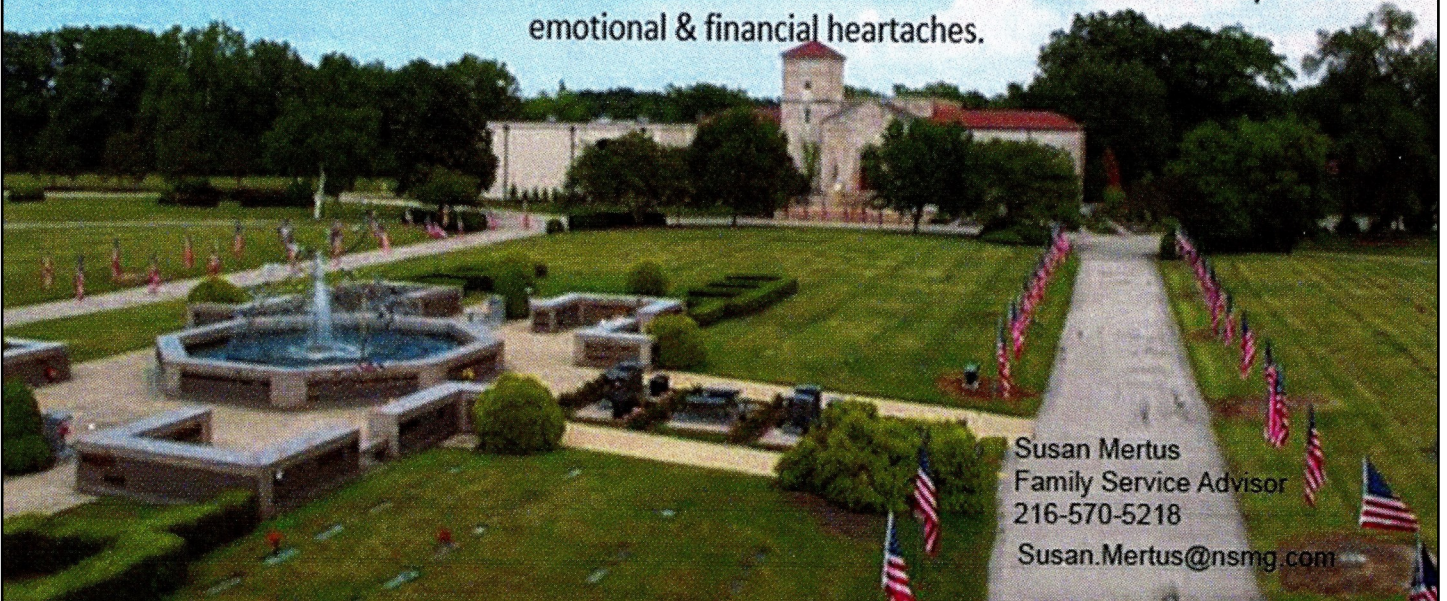
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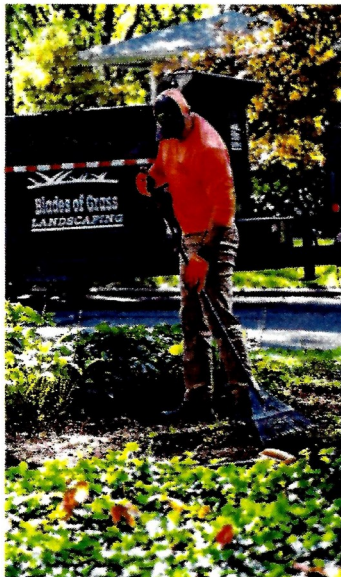
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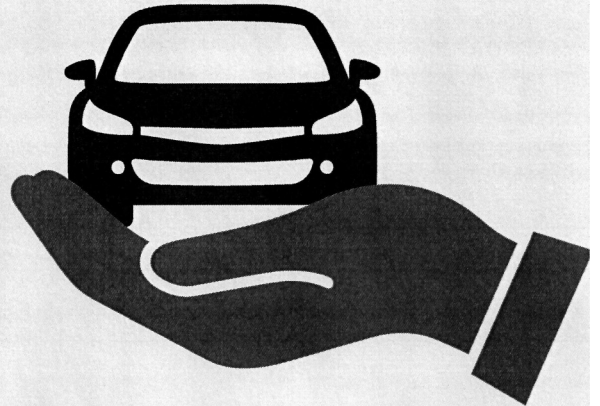
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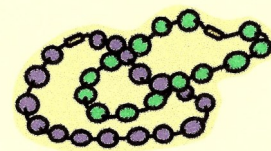
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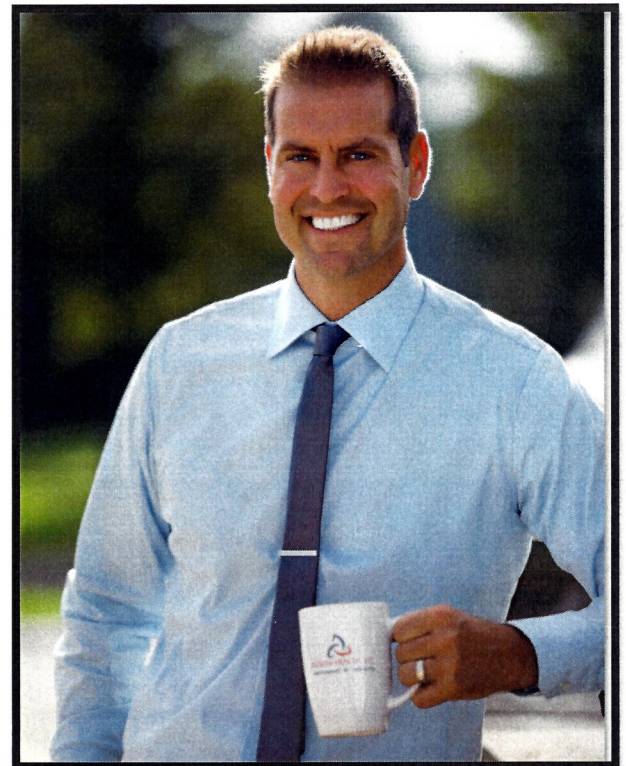
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