

Avant Garde News

July 2022

Another chapter in Avant Garde history ...

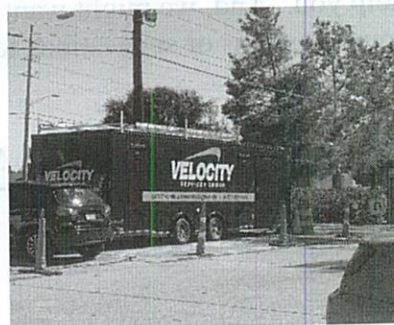
Ten months ago two young men walked into the AGHOA office and introduced themselves as contractors who wanted to assist us with our damages from Hurricane Ida. Unfortunate for them we had already butted heads with several contractors with the same line. They were politely told to submit a bid and the Board would consider it with several others.

On their way out, they ran into a Board member that gave them our president Sidney Lee's phone number. They told Sidney they could start immediately covering the roofs to prevent further damage and discuss more at a later date. Sidney took their info and researched their financial and contractual situation. He was impressed with what he found. He invited the men to walk the grounds with him and our insurance agent as a second pair of eyes. Their knowledge and input were exceptional.

Several negotiations later with several companies and a Board approval, we hired Velocity. They stripped our buildings, replaced rotten wood, installed new roof shingles, new siding, new gutters, remodeled several units inside and out, and made many new friends at Avant Garde.

Now, ten months later, the job is about completed, and our good friends are ready to move on to a new catastrophe. We're glad they came and sorry to see them go! Pray we don't have another major catastrophe ourselves, but we will keep in touch, "Just in case".

Thank you and goodbye!



Around the pool

Summer is here and the amenities area is jumping. I think half the complex was around the pools on Memorial Day. It's just GREAT FUN!

We've been asked to note a few items when in the pools' areas:

1. **Please keep a close eye on your children.**
2. **NO ONE under 16 allowed in the hot tub at all.**
3. Prop the gate open ONLY if you're carrying items in or out. Remember.
4. **NO GLASS**
5. Be sure to bring your bracelets, gate key and the key FOB.
6. If you use the bar-b-q pit, please clean it for the next person.
7. Please clean your area when you leave. Remove the dirty trash bag, put a fresh one in, and deposit your trash bag in a dumpster on your way home. The fresh bags are hanging on the trash can handle.
8. **Please close the umbrella.** If an afternoon shower pops up, the wind will break the umbrella if it is open. We've already had to replace four of them.
9. When you leave, take one last look around to make certain you have all your belongings. Stuff left overnight will be discarded in the morning.
10. If you see someone climbing the fence or reaching around to open the gate, please let them know that they need to live here and have a key and bracelet. If they give you a smart answer, let it go. Don't get into a confrontation and ruin your outing. If they do get in and cause a problem, just call the police and let them handle it.

These are all simple request and will keep the pool area a place to enjoy.

Avant Garde Website

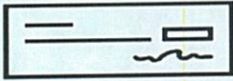
Just a little reminder, our website is up and running. You can get information from it including a copy of the Bylaws, the rules and regulations, this newsletter, notes on who is responsible for what, who is taking care of your complex, what you need to do for what you want to do, etc. If you can't find what you need there, contact the office at (504) 469-5959. We will do our best to help you. And, we might want to add the answer to your questions or suggestions to the website:

www.AvantGardeCondosAssoc.com

E-mail

If you live in Avant Garde, you should be receiving emails from the office. It's our way of communicating. If you're not, please email us at condos.avantgarde@gmail.com so we can add you to our list. Be certain to include your name, email address, and unit number.





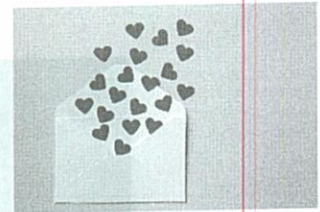
Post Dated Checks

Are you one of the lucky people that got a \$25.00 late fee last month? We'd love to do away with late fees. They take up office time and, for the homeowner, it's a pain in the checkbook. The solution is so easy. Post date your check for the 15th of the month and drop it off any time before then. We'll hold the check until the 15th and you won't receive a late fee.

Just a little note... Please put your unit number on your check. It really helps with posting.

Check Envelopes

Thank you to all the homeowners who put a little greeting on their envelopes. It's just a little thing, but it brings a smile to our face when we read them. Some are pleasant, some are informative, and some are down right funny. Anyway, your notes are appreciated!



PATIO/BALCONY ENCLOSURE RESTRICTIONS

We've had several homeowners inquire about enclosing their patios, either with screen or full enclosure. There are several steps to take:

1. Choose a design The Association's approved designs for this complex are located at Units 5, 39, 43, 109, 110, 206, 223, and 227. You are asked to take a look at any of these to get an idea of what style would work for you. A patio design must include windows and a door. A balcony may consist of an open design, a fully screened in design or a closed in design that must include windows. Half open and half screened balconies are not permitted.
2. Request an approval from the Board Prior to beginning your project, a written request to close in your present patio/balcony area must be presented, in writing, to the Association Office, referencing one of the above-mentioned units. You will also be required to include a copy of the Prints/Designs, Contractor's LA license and insurance (liability and work comp), and City of Kenner building permit.
3. Once this information is received by the AGHOA Office, it will be presented to the Board of Directors for review and approval, at their monthly Board meeting. You will be notified of their decision.

Doggie Poop

You walk your dog because it has to do its business and you don't want that business in or around your condo. Well, your neighbor doesn't want that business in or around their condo either. The solution? Pick up your pup's business with a bag. Tie and drop the bag into the dumpster. That is "into the dumpster" where it's out of sight and not under foot.



We came, We flagged, We towed

In the last newsletter we ran an article stating we were going to put a stop to all the humming around and start flagging and towing long term parking freeloaders. Well, it's started. They're easy to identify by their BIG ORANGE STICKER on the driver's window.

If you notice a vehicle parked for over a week, let the office know. We'll contact the owner, if they're registered here, and get them off their sofa. Otherwise, they just may get a BIG ORANGE STICKER and maybe a tow.

Speaking of registered.... That's the next thing we'll start looking for! Everyone who lives here and has a vehicle is supposed to have that vehicle registered in the office and display an AGHOA sticker on the windshield. If you don't have a sticker, that smiling face in the office can issue you a sticker in five minutes. The little red AGHOA issued sticker is much prettier than that BIG ORANGE STICKER.

Ten Ways to be Prepared for a Hurricane

Since June is the beginning of hurricane season, we thought the following might be helpful for hurricane evacuation.

1. Maintain a homeowners insurance policy
2. Review your policy details
3. Itemize and photograph your possessions
4. Save your insurance agent's number in your phone
5. Make an emergency kit with a cellphone charger
6. Keep important papers in a safe, watertight, portable container
7. Plan an evacuation route
8. Create a phone plan with family members
9. Know where to meet in case you're separated
10. Remember your pets: ready.gov/animals

It seems like homeowners are getting a little passive on their dues. Therefore, below is the rule that governs this issue...

ASSOCIATION DUES & COLLECTIONS

Association dues are \$444.00, and are due on the first of each month. Dues not received in the office by 7:00am on the sixteenth of each month will be charged a late fee of \$25.00. Delinquent balances over sixty (60) days automatically receive accrued interest at 1.0%, as provided in the By-Laws.

Dues are to be paid by check or money order. No cash will be accepted.

An NSF check fee of \$35.00 will be assessed for any checks returned for insufficient funds. The check will be automatically deposited a second time. If the check is returned a second time, another \$35.00 NSF fee will be assessed, dues will be considered late, and late fees and interest will be charged.

When a unit owner carries a delinquent balance in excess of 60 days, that unit will receive a written notification that water service will be terminated. The owners, their guests, and/or tenants will be restricted from using the Association's amenities, even as a guest, if full payment is not received by the Association to bring the unit owners' account current within ten days. If the unit owner continues to be delinquent, liens will be filed on the unit. If the unit owner's account is not brought current, then the Association may file a lawsuit against the unit owner for collection of all amounts due, costs and attorney's fees

Once the unit owner's account is brought current and no balance is due, the water service will be restored to that unit. The unit owner shall be responsible for payment of all costs associated with the water service termination and restoration. If water service to a unit is restored, turned back on, or tampered with by someone other than the Board of Directors' authorized person or company, a fine of \$50.00 per day will be assessed retroactively from the date the water service was originally terminated.

Some Good News

We have received several calls about the Fiesta Room rental. Unfortunately it has not been available for rent because Velocity Services has had their office set up in there. Now the good news... They are moving out and the Fiesta Room is being renovated. It's going to be sooooo beautiful. It will hopefully be available by September 2022.

Do you have some good news?

Email your story to the office. The Board will review it, and if approved, you'll see it in our next issue.

