

Avant Garde News

Second Quarter 2023

A NOTE FROM SYLBA

In August 2021, Sidney Lee, President of Avant Garde Homeowner's Association, called me and asked if I could come to the office to answer the phone and do whatever I could to help out because Angela had just quit. I was speechless but managed to choke out, "Sure." A week and a half later he asked me if I would like to apply for the position, and that was that!

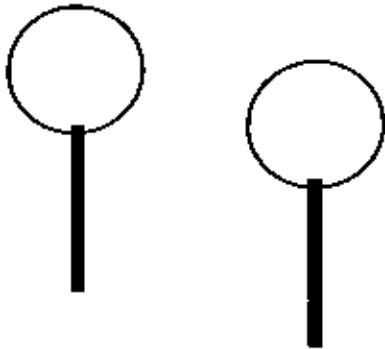
Little did I know what was in store for me! Only two weeks later our best/worst friend came blowing through... Hurricane Ida. What a mess! Lucky for me, I had a little experience with hurricanes. The first time I worked here was shortly after Hurricane Katrina hit. I was still here for Hurricane Isaac. And now I was blessed with Hurricane Ida.

Well, Hurricane Ida's mess is just about done with, and so am I. I have sold my condo, am retiring, and will be moving to Shreveport to live with my son, Rick. I will dearly miss my friends here at Avant Garde. If anyone wants to get in touch with me, my email address is SylbaSue@gmail.com.

I would like to thank everyone for being the best residents anyone could ask for.

Tennis Court

Did you ever try to play tennis in the dark? It's really hard and you get hit by the ball a lot! So if you play tennis after dark, it is a good idea to know how to turn on the lights... By the back gate there are several electric boxes. Facing the boxes, there is a small rusty box all the way to the left, Don't touch it. Next to the rusty box there is a square box with a lock on it. That is the box you want. Put your gate key into the lock and turn to the left (ON Position). Wait for about two minutes and the light will come on. When you're finished playing, return the key to the upright position and remove it. The lights will go off. **NOTE:** You need to leave your key in the lock to keep the lights on.



Lolli-Pop and Spot Lights

Herman, our maintenance man, drives through the complex at night about once a week, checking for lights that are out. If you notice a light out, please assist Herman by reporting it to the office (504) 469-5959. Thanks!

Staying on Top

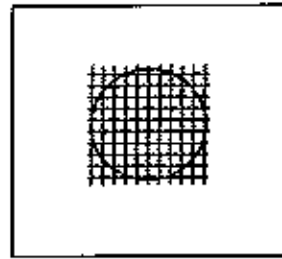


There are so many things that need attention around the complex. We have a maintenance man who is doing his job exceptionally. As owners and guests of Avant Garde, we have responsibilities too. Following are some suggestions: If you use the amenities area, please clean up and close the umbrella before you leave. If you have a drink or snack in your vehicle, hold the trash till you get home, don't throw it out the window onto the grounds. When you walk your dog, pick up its poop. Put your trash bag in the dumpster, not on top or on the ground. Replace your hose onto the stand, not on the ground where someone can trip. Repair those rotten balcony rails. Replace or remove deteriorating patio screens. Replace or remove torn window screens.

Avant Garde has always been one of the top complexes in Kenner. Our unit values have shot up since the past year's restorations. Let's keep our values up and our standing in Kenner with the best!

Dryer Vents

Just a reminder Dryer vents need to be cleaned about once a year to prevent fires. An easy way to do this is to call your son-in-law or grandson and ask him to bring over his leaf blower. Pull out the washer/dryer, insert the blower into the vent and turn it on. Oh, before you do this, put a garbage bag over the outside vent to catch the lint. LOL

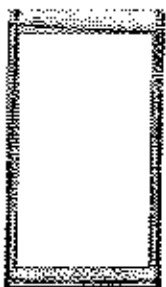


Window Replacement

Many owners are inquiring about window replacement. Please understand that any window replacement work will need to be approved by the Board and will require submission of the following:

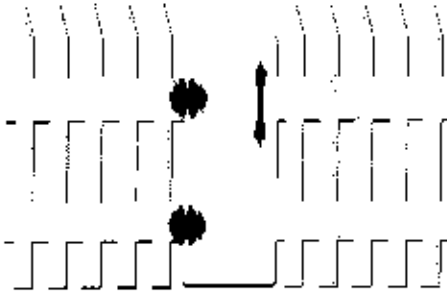
- 1) A request letter to Board
- 2) Photos of the present windows.
- 3) Photos or pamphlet showing the replacement type windows, which must look like your present windows, since you are not allowed to change the look of the building windows. If the present windows slide side to side or up and down, the new windows must do the same. If your present windows have one (1) windowpane, the new window must show the same. Also, since the aluminum windows are no longer available, please replace with white vinyl.
- 4) A copy of the contractor's license and insurance certificates (work comp and general liability).
- 5) Photos of the windows after installation.

Once all the required documents have been supplied to the Association Office, Board Members will review them and provide you with more questions or approval for the work to begin. You will also need to advise the office of the schedule for the work.



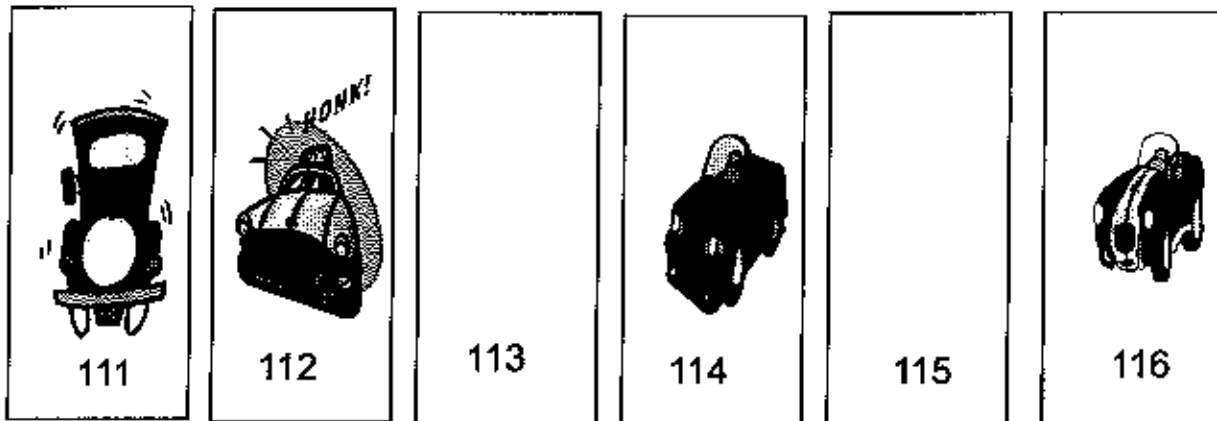
HANG UPS!

We all have hang ups! That includes our dumpster gates! If the latch doesn't catch when the door is closed, the wind blows it open **HARD**. Then we not only have a hang up, but we have a break up too! Please make certain the latch is engaged when closing the dumpster doors.



NUMBERS AND STRIPES

Soon Herman, AGHOA's maintenance man, will be repainting the parking area numbers and stripes. He will need your cooperation. You see, it will take about two days to do each parking area. The first day he will pressure wash the area. The second day he will do the painting. Therefore, the area will need to be empty. I know no one wants bright yellow paint on their vehicle!!! So, a notice will be sent by email and put on your door the day before **YOUR** area will be services. You are being asked to park elsewhere in the complex for the two days of work. Once the paint dries, your area will open again. So, when you get your notice and see those little cones in the driveway, park somewhere else. NOTE: Owners themselves will be responsible for damage on vehicles left in the work area.





DUES, DUES... THOSE ANNOYING DUES!

The Board asked me to review our budgets for the last three years. I hope this helps everyone understand why the budget keeps going up.

In our budget, we have four reserve accounts: Capital Expenditures, Emergency, Roof, and Siding. Every month a portion of our dues is deposited into each of these accounts to cover the subject issues. We have a SBA loan that was made for the damages of Hurricane Isaac in 2012. It will be paid off in 2025. We have operating expenses for day to day items such as the dumpster service, street and building lights, grounds maintenance, rodent control, water service, payroll, accounting services, and many more. And then there is insurance. For the last three years we have had to adjust our budget to accommodate for the insurance. Following this page is an overview of the budget for the last three years. The dues went up because the insurance went up.

If you look at the 2021 budget and the tentative 2022 budget, things looked pretty good because we eliminated the \$10,000.00 for the summer police for the amenities area and that helped cover some of the insurance expenses. The insurance went up \$345,139.63, divided evenly amongst the units, and the dues increased was \$112.00 per month, or \$444.00 total per unit.

Then the figures from Hurricane Ida came in and insurance everywhere soared. Our **insurance went up \$114,334.08**. Divide that evenly amongst the units, and our dues increased \$39.00 per month to \$483.00 to cover the increase. Also, other expenses went up for needed services such as the annual audit and rodent/termite control. We adjusted other day to day expenses to accommodate those increases so we didn't have to increase the dues even more.

The next part you really don't want to hear, but read it anyway: In 2023 we had a homeowner trip and fall. The insurance company settled with that person for \$50,000.00. Presently we are being sued by a resident that has an injured foot. It is not settled yet, but you can bet our insurance will go up again once it is settled. So, be prepared, the insurance and the dues will go up again **because of insurance**.