

AVANT GARDE NEWS

SECOND QUARTER 2025

NEW PROPERTY MANAGER

We are pleased to announce that Felicia Duncan has joined Avant Garde as our new property manager. Felicia has been in the Avant Garde office since December 2024 and is already proving to be a great addition. Felicia moved to Avant Garde in July 2024 from Marksville, LA, and resides here with her boyfriend, Todd. They have a 13-year-old chihuahua, Ella Belle, seven children, twelve grandchildren and one great grandchild between them. In her spare time, Felicia enjoys riding the different golf courses watching Todd play, eating at the country clubs and spending time with family.



We are thrilled to have Felicia. She is a valuable asset to Avant Garde, and we can't wait to see all that she accomplishes. We wish her all the best and hope that she will be with us for a very long time.



OFFICE HOURS

Office hours: Monday – Friday
6:00 am – 2:00 pm

Please contact the office at (504) 469-5959 or email @ Condos.AvantGarde@gmail.com if you have any questions or concerns



Suing Avant Garde is Suing Yourself.....

We have recently faced challenges due to lawsuits filed. Consequently, we have had to make the difficult decision to significantly reduce our liability insurance coverage for this year.

In light of this situation, we are requesting your assistance in maintaining a safe living environment. We ask that you please remain vigilant and report any potential hazards or maintenance issues you observe around the property. This proactive approach will help us identify and rectify problems before they lead to accidents, ultimately protecting our community and minimizing further liability risks.

Please direct your observations and concerns to the office via phone at (504) 469-5959 or email @ Condos.AvantGarde@gmail.com. Your cooperation in this matter is not only appreciated but essential for ensuring the safety of all residents and the longevity of our community.



Late Fees

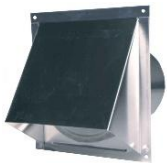
We will start reassessing late fees starting May 1, 2025. We want to remind everyone that late payments are subject to a late fee of \$25.00. To avoid this, please make sure to pay your HOA dues by the 15th of each month to avoid any additional fees.

Pickle Ball/Tennis Court

We strive to maintain a welcoming and enjoyable environment for everyone, we want to remind you of the rules for using our community amenities. An individual owner paid for the pickle ball lines to be painted and for two nets for all of Avant Garde owners, tenants and guest to use. If you use ANY Avant Garde amenities, please leave it in the condition that you found it. If you break or notice that something is broken, please report immediately to the Avant Garde office via phone at (504) 469-5959 or email @ Condos.AvantGarde@gmail.com.

Dumpsters

- All trash must be securely bagged prior to disposal – **DO NOT THROW OR LEAVE ON THE GROUND.**
- Break down all boxes before placing in dumpster.
- No bulk items, such as tires, carpet, construction material, mattresses, furniture or appliances.



DRYER VENTS

Birds like to build nests inside vents with broken covers. Unfortunately, they use dry grass and twigs to build their nests... and we all know what happens when you expose dry grass and twigs to high temperatures... FIRE. Not to mention your vent will not smell very good when the eggs and baby birds fry from the heat. So please check your dryer vent and if it is broken, replace it. Vent covers are inexpensive and attach with just a few screws.

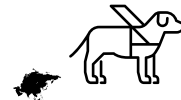


Pets on the Premises

ALL PETS OUTSIDE MUST BE ON A LEASH. It doesn't matter if your animal is sweet and passive, and only weights five pounds, it still has teeth and can make tiny bites. Tiny bites like big bites hurt, not to mention that a dog attack, even a small one, is traumatizing to an adult, child, or pet. **ALL PET WASTE MUST BE PICKED UP** cleaning up after your pet helps keep the environment and the complex clean and safe. Pet waste can carry bacteria and may contain parasites, making it harmful for people, pets, and our environment. It's not fertilizer and it doesn't just go away! It's as easy as 1-2-3; bring a bag, pick up the waste and dispose of it in the trash. This infraction, just as all rule infractions, realizes a \$50.00 fine to the owner of the unit. Yes, you read that correctly, the owner of the unit. Unit owners are responsible for their family members, guests, tenants, and tenants' guests, etc. when on the premises.

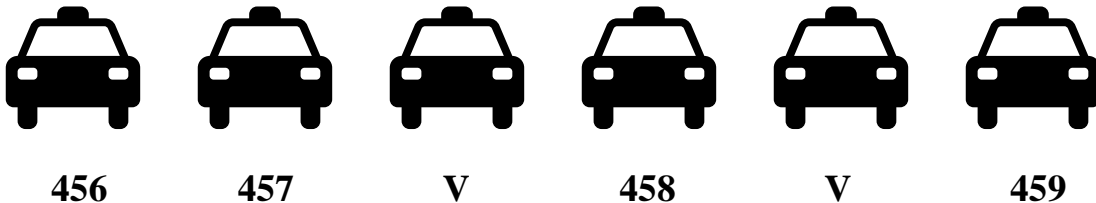
NEIGHBORS

No matter where in the complex you live, you have neighbors. Neighbors whose unit is attached to yours either by wall, ceiling, floor, common building, yard, or driveway. No matter which way you look, there are neighbors there, but you knew that when you bought or rented here. So, don't be such a grouch about it. Be kind and thoughtful. Get along with your neighbors. How? Walk softly around your upstairs, so you don't sound like cattle downstairs. Play your TV or stereo at a reasonable volume so downstairs don't feel like they are in the first row at a rock concert. Park in your assigned spot or a V spot, not in your neighbor's spot. Throw your trash in a trash can not on someone's walkway. Pick up your dog's poop, do not leave it on someone's lawn. In other words, BE CONSIDERATE OF EACH OTHER.



PARKING

Avant Garde has two kinds of parking spots: Assigned and Visitor. The assigned spot is marked with a corresponding unit number and is for their use exclusively. The Visitors spots are marked with a V and can be utilized by visitors, contractors, owner's second or third vehicle, etc. Whether assigned or visitor, all vehicles parked in Avant Garde must abide by the parking rules and regulations. (See the Rules and Regulations – you can obtain a copy from the AGHOA office, or AGHOA website: www.AvantGardeCondosAssoc.com.)



Up to Date Info

Every year we update our records, so we have the latest info. This is very important because if there is an incident we will need to get in touch with you. Examples: SOMEONE RUNS INTO YOUR VEHICLE. If you're not home, we would notify you at work or by cell phone... if we have the correct numbers.

FIRE: If there is a fire in your building, we need to evacuate all the people and pets.... So, we need to know how many of each are in the unit.

BURGLARY: We need to know how to get in touch with you.

ILLNESS: If someone in your unit has an accident or illness and wants us to get in touch with you, again we need up to date info.

You can obtain a copy from the AGHOA office, or AGHOA website: www.AvantGardeCondosAssoc.com.)



Fiesta Room Rentals

Are you planning a party, reception, or maybe just a get-together? The Avant Garde Fiesta Room may be just the place you need. It accommodates up to fifty people. Tables and chairs are included. The room has air conditioning and/or heat as necessary. With your rental, you also have exclusive access to the pavilion and kitchen area during your celebration. Summer rentals allow guests usage of the large pool.

Now the best part...The price!

Condo owners may rent the Fiesta Room for \$75.00 per four-hour rental. Condo renters may rent the Fiesta Room for \$125.00 for a four-hour period. A deposit is required. If you clean the area after your activity, don't break any of the AGHOA rules, or damage the property, you will be refunded your full deposit.

A reservation form is available in the office or online at the AGHOA website @ www.AvantGardeCondosAssoc.com

A Note From Sylba & Herman

We are truly grateful to everyone for the wonderful Christmas gifts. It was really thoughtful of you...and we appreciate it. One of the brightest parts of the holidays is people like you.

- Sylba & Herman



Around the Pool.....

With summer quickly approaching and the amenities area getting some action.

AGHOA wanted to remind everyone of a few rules when in the pool areas:

1. Please keep a close eye on your children.
2. **NO ONE under the age of 16 is allowed in the hot tub.**
3. Gate must be closed at ALL times; you can briefly prop it open ONLY while carrying items in or out.
4. **ABSOLUTELY NO GLASS!!!!!!**
5. Be sure to wear your armband (everyone must have an armband) and bring your gate key.
6. If you use the barbecue pit, please clean it for the next person.
7. Please clean your area when you leave. Empty trash can and replace with a fresh bag (fresh bags are hanging on the handle of the trash can), deposit trash in the dumpster on your way out.
8. **Please close the umbrella.** If an afternoon shower pops up, the wind will break the umbrella if its open.
9. When you leave, please take one last look around to make certain you have all of your belongings, anything left overnight will be discarded the next 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 in Avant Garde to use the amenities and have both a key and armband. If they argue, let it go. Don't get into a confrontation and ruin your outing. If they do get in and cause a problem, call the police and let them handle it.

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