

# Avant Garde Homeowners Association

*The Circle You Want to be In*

## INFORMATION SHEET

### Office Information:

Business Hours: 6:00 a.m. to 2:00 p.m. Monday - Friday  
Telephones: Office 504-469-5959  
Address: 250 Avant Garde Circle Kenner, LA 70065  
Email: [condos.avantgarde@gmail.com](mailto:condos.avantgarde@gmail.com)  
Website: [AvantGardeHomeownersAssoc.com](http://AvantGardeHomeownersAssoc.com)

### Monthly dues:

Effective February 1, 2024 monthly Association dues increased to \$567.00 per month. Dues are to be paid on the first (1<sup>st</sup>) of each month and considered late if received after 6:00 a.m. on the sixteenth (16<sup>th</sup>) day of the month. A \$25.00 late fee will automatically be assessed to the unit account. Only a check or money order (made out to AGHOA) is acceptable - NO CASH. A written notification will be sent to the unit owner that the water service will be terminated to the unit when there is a delinquent balance in excess of 60 days, until such time that all delinquent fees are paid in full.

Expenses covered by dues include water, exterior pest control, association's landscaping, pools/hot tub/waterfalls service, dumpster service, maintenance and upkeep of common/amenity areas and exterior building (roof, siding and brick), employee salaries/benefits, taxes, SBA loan, office expenses, legal, accounting, banking, audits and exterior building insurance for this community of 249 units.

AGHOA Rules and Regulations, By-laws and Amendments may be viewed and/or copied from the website.

### All Residents (owner/tenant) are required to:

1. have an Act of Sale document on file in AGHOA office showing ownership, and if applicable, a power of attorney document for someone to conduct AGHOA business for you.
2. have a current (within the past 12 months) and complete "Resident Information Sheet" in the AGHOA Office.
3. register all vehicles through the AGHOA Office in order to obtain the required parking permit(s) from the Association Office to park within the complex property.
4. submit a current rental lease, if applicable, to the AGHOA Office.
5. register all pets through the AGHOA Office.
6. pick up amenity area arm bands from AGHOA Office.

Homeowners should pass on to their tenants or the new owner, if you're missing a pool key or mailbox key, you may purchase a replacement from the office for a fee of \$25.00.

Homeowners are responsible for the landscaping of their unit's personal gardens(s) located at the front and/or rear of their unit. They are required to receive Board approval for any work outside of their unit, including the personal garden and exterior building walls, since it is considered common elements.