

AVANT GARDE NEWS



A NOTE FROM THE PROPERTY MANAGER

It's hard to believe a year has passed since I first joined as your property manager. From the very beginning, my intention has been to approach this role with unwavering dedication, a consistently positive attitude, and a willingness to always help. My overarching goal has been to make a noticeable, yet positive and lasting impact on Avant Garde and the community as a whole.

Throughout my first year at Avant Garde, I've genuinely enjoyed the opportunity to work alongside each homeowner and tenant. It has truly been an honor to assist every member of our little community. One of my proudest accomplishments has been the relationships I have developed with each of you, as well as with the board of directors. It is especially rewarding to see my contributions recognized and valued within our community.

I am excited for the future and look forward to continuing to grow with Avant Garde. My commitment remains strong to contributing to our ongoing success in the years to come.

Sincerely,

Felicia

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



Welcome to Pool Season.....

With summer quickly approaching and the amenities area seeing more activity, AGHOA would like to remind everyone about the expectations for using the pool spaces. Please help us keep the pool area safe, clean, and enjoyable for all residents by following these important guidelines.

1. Please keep a close eye on your children at all times while in the pool area to ensure their safety
2. NO ONE under the age of 16 is allowed in the hot tub.
3. The gate must remain closed at ALL times. You may briefly prop it open ONLY while carrying items in or out.
4. ABSOLUTELY NO GLASS!!!!!!
5. Everyone must wear their armband and bring their gate key when entering the pool area.
6. If you use the barbecue pit, please clean it after use so it is ready for the next person.
7. Clean your area before you leave. Empty the trash can and replace it with a fresh bag (fresh bags are hanging on the handle of the trash can). Please deposit all trash in the dumpster on your way out.
8. Please close the umbrella. If an afternoon shower occurs, an open umbrella may be damaged by the wind.
9. Before leaving, take one last look around to make sure you have all 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 only Avant Garde residents are permitted to use the amenities, and both a key and armband are required. If they argue, do not get into a confrontation—let it go. If the person enters and causes a problem, call the police and let them handle the situation.

These are all simple requests that will help keep the pool area a welcoming place for everyone to enjoy throughout the summer.



There are absolutely no exceptions to these rules.

Pool Rules

1. There is No lifeguard on duty! (SWIM AT YOUR OWN RISK)
2. Homeowner/Tenant and guests must wear wristbands. The Homeowner, Tenant or guest will be asked to leave if a wristband is not on the wrist or ankle (for children). Subject to a fee per band in the event you lose any of your armbands and need to replace them.
3. Residents are responsible for their guests.
4. Four Guests Per Unit
5. Children must be supervised at ALL times.
6. Infants are required to wear swim diapers in the pools.
7. Proper swim attire is required.
8. No one under the age of 16 is allowed in the amenities area without an adult resident
9. No Glass of any kind is permitted in the amenities area including beverage containers and goggles/facemasks with glass faces.
10. Dispose of all trash properly before leaving the amenities area in the trash containers provided.
11. Sound systems must be played at a low level
12. Gates must remain closed except when transporting goods and supplies.
13. Absolutely NO PETS inside the amenities area
14. No running, rough housing, diving, flips or pushing in or around pools.
15. No skateboards, bikes, or roller skates in the pool area.
16. Use appropriate language, avoid loud or disruptive behavior, and treat others respectfully.
17. Avant Garde Homeowner's Association will not be responsible for any money or property loss sustained by owner/tenants or their guests when using the pool. Personal property left unattended overnight will be disposed of as of the next day clean up.

Hot Tub Rules

1. **NO ONE under the age of 16 is allowed in the hot tub, NO EXCEPTIONS.**
2. Homeowner/Tenant and guests must wear wristbands. The Homeowner, Tenant or guest will be asked to leave if a wristband is not on the wrist or ankle (for children). Subject to a fee per band in the event you lose any of your armbands and need to replace them.
2. Residents are responsible for their guests.
3. No bubble bath, oils etc.
4. No running, rough housing, diving, flips or pushing in or around hot tub.
5. No Glass of any kind is permitted in the amenities area including beverage containers.
6. Avant Garde Homeowner's Association will not be responsible for any money or property loss sustained by owner/tenants or their guests when using the pool. Personal property left unattended overnight will be disposed of as of the next day clean up.
7. Elderly persons, pregnant women, and those with Health Conditions should consult a physician before using the hot tub.

Welcome Information for New Homeowners

If you are a recent new homeowner, we encourage you to visit the office to meet Felicia. During your visit, you will receive important information regarding condominium living, which will help you become familiar with our community's guidelines and benefits. It is essential for all residents—whether you are an owner or a tenant—to be aware of and comply with the following requirements:

1. Have an Act of Sale on file in the 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.



Association Payments/Late Fees

Homeowners are reminded that all Homeowners Association (HOA) payments must be submitted by the 15th of each month. This deadline ensures the proper functioning and financial stability of our community. Beginning May 1, 2026, the HOA will resume the assessment of late fees for overdue payments. To avoid incurring any additional charges, please ensure your payments are received on or before the due date. As outlined in the community by-laws, any payment received after the 15th of the month is considered late and will incur a late fee of \$25.00. This fee will be applied to accounts with outstanding balances as of the 16th of each month.

Dumpsters

- Please do not overflow the dumpsters. If you find your dumpster to be completely full or overflowing, please disburse of your trash in one of the other dumpsters on site. Call the office and report an overflow and we'll get the waste management company to come out.
- 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.

The Fast and the Furious

Avant Garde has a posted speed limit of 10 mph throughout its premises. It is important to be mindful of this restriction, as the community does not have sidewalks. The absence of sidewalks increases the risk of pedestrian accidents, making adherence to the speed limit essential for everyone's safety. If you are found exceeding the posted speed limit, you will receive a warning. Continued violations will result in a penalty of \$50.00 for each subsequent occurrence. Unit owners are responsible for their family members, guests, tenants, and tenants' guests, etc. when on the premises. Remember, this is not the Daytona 500. Please refrain from speeding to maintain a safe and peaceful environment. By obeying the speed limit, we can avoid unnecessary incidents and ensure the well-being of all residents and visitors.



Do Not Disturb

We would like to remind residents that Board members are not the police and are not on call 24 hours a day / 7 days a week. If you have an issue that is not an emergency, please call the office. If the office is closed or no one answers, please leave a message or send an email with pictures. The Board members live here just as you do and should not have their home life interrupted and be expected to run out and resolve minor issues during evenings and weekends.

Of course, if a building is on fire, yes... interrupt a Board member. But, if someone is parked in your personal parking spot or the dog upstairs is barking, handle it yourself... BE CONSIDERATE OF EACH OTHER!!!



PARKING

At Avant Garde, there are two types of parking spots available: Assigned and Visitor. Assigned parking spots are marked with the corresponding unit number. These spots are designated exclusively for use by the residents of that specific unit. No other vehicles should be parked in these spaces unless they belong to the assigned unit. Visitor parking spots are clearly marked with a "V." These spaces are intended for use by visitors, contractors, or as overflow parking for owners who have a second or third vehicle. Residents and their guests should use these designated spots appropriately. Regardless of whether a vehicle is parked in an assigned or visitor spot, all vehicles within Avant Garde must comply with the community's parking rules and regulations. For more information, or to obtain a copy of the Rules and Regulations, please contact the AGHOA office or visit the AGHOA website at www.AvantGardeCondosAssoc.com

Smoke Detectors and Fire Extinguishers

Over the past few weeks, several residents have expressed concerns about their smoke detectors emitting a beeping sound. It's important to know that the smoke detectors installed in our condominiums operate on electricity but also contain a backup battery. As time passes, typically after a few years, this backup battery gradually loses its charge. Once the battery is low enough, the detector will begin to beep, signaling that it needs attention. To prevent this issue and ensure your smoke detector remains functional, it is recommended that you replace the backup battery annually. Regular battery changes can help avoid unexpected alarms and maintain your safety.

While you are attending to your smoke detector, it's also a good opportunity to check your fire extinguisher. Fire extinguishers lose their effectiveness over time and must be replaced periodically. Ensuring your extinguisher is in good working condition is an important part of home safety.



Up to Date Info

Please make sure our records are up-to-date, and we have your 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.) Please complete it and return to the office ASAP.