

AUDUBON TRACER

Volume 2009, Issue 3

September 15, 2009

MANAGER'S REMINDERS:



- **Trash must be put out after 5:00 pm the day before pickup. Pickups are on Mondays and Thursdays.**
- **Construction debris must be removed by your contractor, as stated in Jefferson Parish Ordinance Section 16-5 Number 2-B.**
- **Please be sure to read the posted signs at the front and rear entrances for times and dates about Pest Control and Board Meetings**
- **Please pick up after your pets everywhere in Audubon Trace.**
- **Loud noise is prohibited between 10 pm—6am Sun. thru Thurs. and 11 pm—6am Fri. and Sat.. This includes pets. If you know your dog barks at people or other dogs please walk them outside of the Trace.**



- **Stop signs are not an option! Obey them as you drive on all Audubon Trace streets.**
- **Speed limit is 15 mph inside Audubon Trace.**

What's going on in Audubon Trace

SOCIAL COMMITTEE

Friday Nite Social
Friday, Sept. 25 6:00 pm
South Pool Gazebo

Bring a dish and your favorite wine!

Dumpster Trash

We are still having problems with Owners putting household garbage both inside and outside the dumpster. The dumpster is not to be used at all for household garbage. The dumpster is for trash only, and is not to be used by contractors doing repairs or remodeling inside units. Owners violating this policy will be fined.

Landscaping

Our Landscape Contractor is finishing up the trimming of shrubs and hedges on the property. If have something you would like to have trimmed, please call the office and let us know what needs trimming at your unit.

Dog Poop

Some Owners still do not pick up after their dogs. I don't get it. Our Landscape Contractor has said some spots are so bad he refuses to cut the grass in those areas. If you see someone violating this policy, report it to the manager, and that Owner will be fined. **Please dispose of your dog poop with your garbage.**

Parking

Owners are reminded to observe the "NO PARKING" signs around the property. Parking is not permitted by the pools. The reasons include blind turns, congestion, obstructions, and smooth traffic flow. Please follow the rules.

Disturbances and Trespassers

As Owners, you are the eyes and ears of Audubon Trace. This is your home. If you hear a disturbance or you see someone whom you do not think belongs here, you should **call 9-1-1**. Your involvement is essential to maintaining the comfort and safety of Audubon Trace. **This also applies to Owners and their guests who cause or create a disturbance - call 9-1-1 and file a complaint with JPSO.**

Handicap Parking

If you see someone in a handicap space parked illegally, please call the "Quad Squad" at 832-2316. They will come on private property to issue a parking ticket.

Stop Signs and Speeders

Stop signs are not an option in Audubon Trace, and speeders running thru Stop signs are even worse. The speed limit on the streets of Audubon Trace is 15 mph. Please obey this important rule.



New Owners at Audubon Trace May 2002
***** Please call the Manager if we omitted you, or if we misspelled your name. *****

Unit 1703—Mary Joe Day

Unit 1904 — Howard Hughes

Unit 3713 —Jane Williams



BULLETINS FROM THE BOARD



Realtors at the Trace

Property Manager Tim Munch receives many calls each month from Owners who are interested in selling their Units. He also receives many calls from potential buyers who are interested in living at Audubon Trace. All Owners should be aware that there is no “Audubon Trace Realty Office” or “Sales Office”. Our Property Manager does not show Units for Owners, and does not maintain a list of available Units.

Consistent with our By Laws and Articles of Incorporation, the Association does not endorse, recommend, underwrite, sanction, indemnify, or insure any realtor who either lists Units at the Trace or represents buyers of Units at the Trace. Nor does the Association have any such affiliation with any appraisal company, home inspection company, or any other realty-related business or individual.

To get information regarding the potential sale of your Unit, the Board suggests that you consider retaining the services of a licensed real estate professional.

If you are planning to sell your Unit, and decide to list it as a “sale by Owner”, you should be aware that the Louisiana Condominium Act requires that you provide a current “Certificate of Resale” to the buyer.

The “Certificate or Resale” is a document that the Association is required to issue to the Seller, within 10 days of request. It con-

tains information about the Association’s current financial status, any litigation in which the Association is a party, and insurance information.

The “Certificate” also contains the current status of the debts and outstanding financial obligations, if any, of the particular Unit Owner. The “Certificate” is updated on a regular basis, so it is important that you or your agent give the buyer a current “Certificate”.

If you retain a licensed realtor or broker to list your Unit for sale, you should remind your agent that you, as the Seller, must obtain a current “Certificate of Resale” for your potential buyer prior to the act of sale. This is the Seller’s statutory obligation under Louisiana law.

To obtain a current “Certificate of Resale”, you or your agent can call the Trace’s Property Manager, Tim Munch, at 831-4436.



No More Negative Campaigning – Please

It is time for the annual election of our Board of Directors. In past years, candidates and their supporters have printed flyers or letters endorsing a candidate, and put the flyers on all Owners’ doors. There is no prohibition against such campaigning.

At times, however, some of these flyers and letters have contained material that can only be described as negative, personal attacks on other Owners and on some then—current and past Board members.

The Board of Directors has adopted a resolution that such personal attacks and negative campaigning have no place and are not welcomed at Audubon Trace.

Candidates and their supporters should emphasize the candidate’s background, experience, qualifications, and platform. The Board of Directors, on behalf of the Association, does not sanction, endorse, or encourage the use of negative, disparaging, and/or personal attacks in campaign materials or any other documents.



New Feature —

“Letters to the Editor”

The Tracer is starting a “Letters to the Editor” feature. You can write letters about topics, ideas, likes, or dislikes. You must sign your letter with your name and unit number.

The Board of Directors has editorial control over the content of all letters. Letters containing personal comments will not be printed.

The Board hopes that this feature will give all Trace residents a new forum for comments and suggestions about the Trace.

Give your letter to the Property Manager, Tim Munch, or put your letter in the green mailbox at the South Pool.



BOARD ELECTION

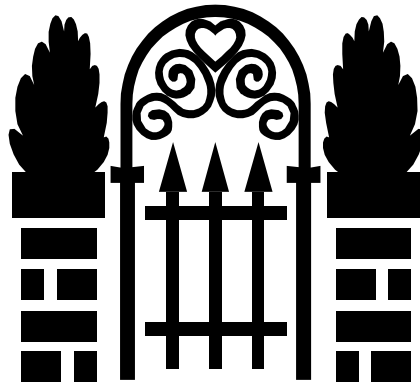
JUNE 26th — South Pool

Inside Story Headline

This story can fit 150-200 words.

One benefit of using your newsletter as a promotional tool is that you can reuse content from other marketing materials, such as press releases, market studies, and reports.

While your main goal of distributing a newsletter might be to sell your product or service, the key to a successful newsletter is making it useful



Caption describing picture or graphic.

to your readers.

A great way to add useful content to your newsletter is to develop and write your own articles, or include a calendar of upcoming events or a special offer that promotes a new product.

You can also research articles or find "filler" articles by accessing the World Wide Web. You can write about a variety of

topics but try to keep your articles short.

Much of the content you put in your newsletter can also be used for your Web site. Microsoft Publisher offers a simple way to convert your newsletter to a Web publication. So, when you're finished writing your newsletter, convert it to a Web site and post it.

Inside Story Headline

This story can fit 100-150 words.

The subject matter that appears in newsletters is virtually endless. You can include stories that focus on current technologies or innovations in your field.

You may also want to note business or economic trends, or make predictions for your customers or clients.

If the newsletter is distributed internally, you might comment upon new procedures or improvements to the business. Sales figures or earnings will show how your business is growing.

Some newsletters include a column that is updated

every issue, for instance, an advice column, a book review, a letter from the president, or an editorial. You can also profile new employees or top customers or vendors.

"To catch the reader's attention, place an interesting sentence or quote from the story here."

Inside Story Headline

This story can fit 75-125 words.

Selecting pictures or graphics is an important part of adding content to your newsletter.

Think about your article and ask yourself if the picture



Caption describing picture or graphic.

supports or enhances the message you're trying to convey. Avoid selecting images that appear to be out of context.

Microsoft Publisher includes thousands of clip art images from which you

can choose and import into your newsletter. There are also several tools you can use to draw shapes and symbols.

Once you have chosen an image, place it close to the article. Be sure to place the caption of the image near the image.

**AUDUBON TRACE CONDOMINIUM
ASSOCIATION, INC.**

Organization Address
Your Address Line 2
Your Address Line 3
Your Address Line 4

Phone: 555-555-5555
Fax: 555-555-5555
Email: xyz@microsoft.com

This would be a good place to insert a short paragraph about your organization. It might include the purpose of the organization, its mission, founding date, and a brief history. You could also include a brief list of the types of products, services, or programs your organization offers, the geographic area covered (for example, western U.S. or European markets), and a profile of the types of customers or members served.

It would also be useful to include a contact name for readers who want more information about the organization.


Organization

Your organization tag line here.

We're on the Web!

example.microsoft.com

Back Page Story Headline

This story can fit 175-225 words.

If your newsletter is folded and mailed, this story will appear on the back. So, it's a good idea to make it easy to read at a glance.

A question and answer session is a good way to quickly capture the attention of readers. You can either compile questions that you've received since the last edition or you can summarize some generic questions that are frequently asked about your organization.

A listing of names and titles of managers in your organization is a good way to give your newsletter a personal touch. If your organization is small, you may want to

list the names of all employees.

If you have any prices of standard products or services, you can include a listing of those here. You may want to refer your readers to any other forms of communication that you've created for your organization.

You can also use this space to remind readers to mark their calendars for a regular event, such as a breakfast meeting for vendors every third Tuesday of the month, or a biannual charity auction.

If space is available, this is a good place to insert a clip art image or some other graphic.



Caption describing picture or graphic.