

## St. Elizabeth Condominiums

1314 Napoleon Ave.  
New Orleans, LA 70130

Welcome to St. Elizabeth Condominiums! Below is some helpful information regarding the community. For additional questions and/or concerns, please do not hesitate to contact us.

Management Company: GNO Property Management  
826 Union Street Suite 200  
New Orleans, LA 70112  
[www.gnoproperty.com](http://www.gnoproperty.com)

GNO Property Management: Robert Phillips  
[Robert@gnoproperty.com](mailto:Robert@gnoproperty.com)  
Office: (504) 528-7028

For After Hour Emergencies: Please contact our answering service at  
(504) 528-7028

For After Hour Security Needs: Jim Woods  
(504) 715-0033

Touro/Boulogny Security Patrol: (504) 835-5421

Board of Directors:

Alan Stolier- Present [alanstolier1@gmail.com](mailto:alanstolier1@gmail.com) (504) 232-5621

Bob Batterman [bob.batterman1942@gmail.com](mailto:bob.batterman1942@gmail.com) (917) 576-0845

Charlotte Christman- Secretary [charxman@gmail.com](mailto:charxman@gmail.com) (713) 253-7871

**KEY FOB SYSTEM:**

All common area doors are locked for security. A key fob is required to open the building common area doors: front door, back door, fitness center, etc. The first two fobs should be provided at closing. Additional fobs can be purchased through the Property Manager at the cost of \$50 per fob.

**ATRIUM DOOR:**

The back door from the pool area into the building is locked for security purposes. You must enter a code for access. The combination is 4, 3, 1. For safety reasons, this code should not be given out to anyone who is not an Owner or Resident of the community.

**BICYCLE STORAGE:**

The combination to the bike storage area is 4, 3 1. Please ensure that all bicycles are in good working condition and that your bicycle has your contact information accessible. Bike storage is located next to the driving gate on Perrier Street.

**PARKING:**

All Residents are assigned parking space (s) in the parking lot. A gate remote is required to access the lot. Please contact the Property Manager to purchase a gate remote at the cost of \$50 per remote. Guest parking is available on the street.

**MAIL CENTER:**

Mail boxes are located in the main lobby. Keys should be provided at closing.

**GUEST ACCESS:**

All guests arriving must enter through the building front entrance. Guests will utilize the intercom entry system in order to contact you through your telephone provider. To give access to your Guests, please hold in the number "9" button on your phone in order to open the front door. Please ensure that you give your contact information to your Property Manager for your name to be entered into the Resident Directory.

**MOVING POLICY:**

All moves must be scheduled in advanced with the Property Manager. Moves are permitted Monday through Friday between the hours of 9:00 AM and 5:00 PM. If you will need to utilize the elevator, please schedule at least 24-hours in advance in order for the Property Manager to arrange for the elevator pads to be installed.

**TRASH:**

The trash dumpster is located in the parking lot near the fitness center. Please ensure that all refuse is placed inside the dumpster. All boxes must be broken down. The trash company services the community on: Monday, Tuesday, Thursday, Friday & Saturday.

**PETS:**

Pets must be on a leash at all times. Please pick up pet waste immediately.

**FITNESS CENTER:**

The Fitness Center is available to all Residents. The room is located on the corner of the building. The room is locked at all times and you will be able to enter the room with your "fob" or enter 4, 3, 1 for access. The Fitness Center is open 24 hours a day/7 days a week.

**POOL:**

There is no Lifeguard on duty and swimmers swim at their own risk. Residents are permitted to have 2 guests per unit. Pool Hours: Sunday through Thursday: 8:00 AM – 10:00 PM and Friday/Saturday 8:00 AM – 12:00 AM. No food (in pool) and no smoking or glass is permitted in the pool area.

**LIGHTING:**

The Association is responsible to replace the bulbs in all common areas. If you notice a bulb that is out, please feel free to contact the Property Manager.

**PEST CONTROL:**

The Association does not have a contract in place. You are responsible for your own pest control.

**TERMITES:**

If you should experience an issue with termites, please contact the Property Manager immediately for exterminating. The Association has a contract with Terminix.

**LOCKS:**

For emergencies, pest control, etc. please ensure that management has a key to your unit. If you change your lock for any reason, please make arrangements with the Property Manager to provide them with an updated copy.

**WINDOW COVERINGS:**

To ensure a uniform look, be sure that window coverings are white or off white.