



GNO PROPERTY MANAGEMENT, LLC
826 UNION STREET, SUITE 200
NEW ORLEANS, LA 70112
(504) 528-7028
www.gnoproperty.com

January 19, 2009

Dear Quail Creek POA Residents:

Your Association Directors have hired our company to manage the day to day operations of the neighborhood and I just wanted to give you a brief explanation of what we do and also send a reminder of what is expected of you as a member of a property owner's association.

We will maintain a community directory and the Association records and files, keep up with all maintenance on the property, keep the Association financials, and help prepare the annual budget. In the near future, we will begin to collect the Association dues. We will be working with your Board of Directors and together will keep Quail Creek a nice place to live.

You may contact our office throughout the business day at (504) 528-7028 or (504) 525-2985, and after hours, in the case of emergency, you may contact us at (504)270-5292. Please only contact us after hours in cases of emergency when it pertains to the Association property, not private property.

A company representative will perform site visits twice a month. These site visits will include an inspection of the common property, covenant/architectural violations, and a follow up inspection of any work performed by a third party contractor. The manager will also perform basic maintenance during these visits. If you notice a covenant/architectural violation, please notify us via email at gnoproperty@aol.com.

Please remember to submit an ACC Application form for any external modifications to your home or yard. This is not necessary for installing plants, but is necessary if you are changing the overall appearance of any part of your property. A copy of this form is enclosed for your convenience.

If you have any questions concerning the management of Quail Creek POA, please feel free to contact our office.

We look forward to meeting you in the coming year.

Sincerely,

Robert Phillips, Manager
GNO Property Management, LLC.