

Listings –

We currently have no units listed for sale at The Ambassador. There are three leasing opportunities available: Units #111 a 2-2-2 listed at \$1800 a month, #209 a 3-2-2 for \$2500 a month and #217 a 1-1-1 for \$1300 a month.

Our new pool and more direct access to San Felipe, our property values are staying stable even in this economy. If you know someone



who is interested in living in the Ambassador, now may be a good time for them to invest. For details see website at: <http://theambassadorcondo.com>.

Safety and Security –

The Board and KRJ management have undertaken a new security initiative to increase our building defenses against break-ins and unauthorized access to the Ambassador:

- Our building lighting is being evaluated and updated. Some of you may have already noticed the outside lights on the East and West side of the building have been upgraded with new Metal Halide security lighting. We have also increased the lighting levels in the hallways, garage and elevators with new high efficiency, environment friendly fluorescent fixtures and bulbs. Soon there will be new lighting along the sidewalks and streets in front and along the East side of the building.
- We are in the process of changing out the locks on all exterior and common access doors. Residents may pickup their new keys from the maintenance office during regular business hours.
- We are now getting bids for new Closed Circuit Television Video surveillance systems that will double the number of cameras we now have and use state of the art digital recording. The new CCTV will use color cameras with night viewing capabilities and will monitor all ground floor common areas including the garage and guest parking areas.
- We are also getting bids on an upgrade to our Intra-Guard building access system. The proposed system will use proximity key tag access control that will replace the slide keys. This will allow you to just place the key tag close to the access sensor to gain access. We will also be able to reprogram the system to turn off an individual key tag if the carrier no longer has access to the building without having to replace every ones access keys.
- Signs have been placed on the elevator vestibule doors to remind residents to keep the doors closed and locked. This is for your safety, if you find the door propped open, please close it.

~~~~~ **AMBASSADOR NEWS** ~~~~~

## **New Swimming Pool -**

Our new swimming pool is complete and ready for the enjoyment of all our residents and their guests. We remind you that anyone using the pool does so at their own risk. Please remember the Pool Rules.



1. The Management reserves the right to refuse entry or deny swimming or lounging privileges to anyone at any time.
2. The pool's hours are daily from 10:00 a.m. to 10:00 p.m. during the summer season.
3. **DO NOT GO THROUGH THE LOBBY IN BATHING ATTIRE.** Entry and exit to and from the pool should be through the garage.
4. Use of the pool is limited to residents and their guests only. Special permission must be obtained from the Management when a large number of guests are expected.
5. For the protection of every resident, we will not allow anyone to use the pool who has had any communicable disease or other contagious condition.
6. The pool is closed to children under 12 years of age, who are not accompanied by their parents or by an adult designated by their parents.
7. Running and "horse-play" in and around to pool is strictly prohibited.
8. Texas State Law prohibits breakable objects (glass containers) from being brought into the pool area. This rule is for the safety of all pool users.
9. Pets are prohibited in or around the pool.
10. Only authorized personnel are permitted to operate the pool machinery.

In addition to the above rules, swimmers are reminded that the safety equipment in the pool area are not toys or floats. Do not tamper with the life ring or safety poles. When you are finished swimming, please remove any personal floats or paraphernalia from the pool area.

## **Rules and Regulations –**

The Ambassador Rules and Regulations penalties are changing to assist in enforcement of new parking and noise restrictions but apply to all infractions to the rules. The new penalties incurred for failure to adhere to the rules and regulations are set forth as follows:

|                                                                        |                |
|------------------------------------------------------------------------|----------------|
| First Violation reported to the management:                            | Warning Letter |
| Second Violation reported within six (6) months of the First:          | \$100.00 fine  |
| Third Violation reported within six (6) months of the Second:          | \$200.00 fine  |
| Thereafter, each violation reported within six (6) months of the last: | \$300.00 fine. |

**Excessive noise is prohibited –**

Excessive noise is defined as noise that can be heard outside your unit on in common properties. This especially applies to the hours from 10:00 p.m. until 8:00 a.m.

**Ambassador Parking –**

Because of the limited amount of parking, we are implementing a new parking permit system to allow us to maximize our onsite parking. Residents are being asked to fill out a survey to identify their vehicles that they intend to park at the Ambassador. Parking permits are being issued to each resident for their vehicles. These parking stickers are to be placed on the driver's side rear window. This permit will allow residents to park in the garage in their assigned parking place and assist us in determining who belongs in what space. Vehicles parked in the garage without parking permits are subject to Rules and Regulation violation fines.

Each resident will also receive a Guest Parking Placard. The Placards are to be placed on the mirror of any vehicle parked in the Guest Parking area. Cars parked in the Guest parking without a proper parking permit are subject to being towed at owner's expense. Residents are reminded that parking in front of the building or in the drives is prohibited. We are also asking residents that have garage parking permits to park in the garage, even for short periods. This will free up valuable loading and unloading space for delivery and service vehicles to park in the front of the building. Everyone is reminded that the area under the porte-cochere is reserved for emergency vehicles or pickup and delivery only. Vehicles parked under the porte-cochere are subject to immediate towing.

~~~~~ **MAINTENANCE TOPICS** ~~~~~

New Personnel –

We are pleased to welcome Abelardo Rojas to our maintenance staff. Abelardo will be assuming the Ambassador custodial and housekeeping duties under the direction of KRJ management.

Maintenance Notes: –

- We are in the process of evaluating new tile floors in the elevators. The new tile floors will update the appearance of the elevators while providing a more permanent maintenance free surface.
- All of the Washer and Dryers in the laundry room have been repaired and are now operational.
- Repair of a corroded gas line in the chiller area was completed the week of 02-01-09

**Please report any items that are in need of maintenance to:
Pamela Rabus, Property Manager, KRJ Management
pamr@krjmanagement.com - 713-783-4640**

~~~~~ FINANCIALS ~~~~~

**Financial Status –**

With careful money management by the Board and KRJ, we have managed to keep our 2009 budget close to the 2008 budget; so we do not foresee a change in the maintenance fees this year. The current Ambassador's financials are on file at KRJ Management at 1800 Augusta, Suite 200. Owners may review these documents during regular business hours.

~~~~~ MEETINGS ~~~~~

Board Meetings –

Unit owners are invited to attend to the Board Meeting and to place business before The Board during the Owners Forum portion of the agenda. Lessees are also invited to observe the meetings, but are reminded that they have no voice in the meetings. Lessees must work through their owners to place issues before the Board of Directors. Board Meetings are scheduled on the fourth Wednesday of each month at 6:30 p.m. in lobby. Please watch for any changes of meeting schedules on bulletin boards or posted notices in the elevators.

Current Board of Directors:

President: Hayden McWhorter - dmcwhorter@galenaparkisd.com

**Vice President: John Dressel
Treasurer: Rodney Pinina
Secretary: Clista Fischer**

**Director: Bill Stephens
Director: Janita Lo**

The Board of Directors Meetings for Quarter 2 of 2009

Wednesday April 22, 2009 at 6:30 p.m.

Wednesday May 27, 2009 at 6:30 p.m.

Wednesday June 24, 2009 at 6:30 p.m.

This is a publication of
The Ambassador at Post Oak
Condominium Association
5050 Ambassador Way
Houston, Texas 77056

For additional information about
The Ambassador at Post Oak
visit the our website at:
<http://theambassadorcondo.com>