

*June 9, 2008*  
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## Community Staff

**Property Manager**  
Cindi Posey

**Maintenance Director**

**Controller**  
Lisa Robbins

**Mailing Address:**  
1901 5<sup>th</sup> Avenue East  
Tuscaloosa, AL 35401

**Office:**  
205-750-2260

**Fax:**  
205-752-6383

### Sales Information:

Andy Turner  
Advantage Realty  
205-469-2813

Richard Ellis, Jr.  
Advantage Realty  
205-345-0116

### Management and Maintenance Information:

Cindi Posey  
205-750-2260

### Billing Information:

Lisa Robbins  
205-750-2260

### After Hours Phone:

205-750-2260

[www.uacondos.com](http://www.uacondos.com)



## Manager's Corner

Summer is here! The weather outside is now hot, and that means potential air conditioner problems. Please be sure to keep your filter changed as the summer months are hard on your unit. Having clean filters puts less strain on the unit, and will help avoid costly repairs.

Summer also brings the opening of the Farmers Market. The Tuscaloosa Farmers Market is open Tuesdays and Saturdays at 6:00 AM, and is located downtown. Additionally, the campus Farmers Market is open on Thursdays at 3:30 and is located at Canterbury Chapel on campus.

The developer is still offering to pay the HOA dues for a year for any homeowner that refers a friend who purchases a one bedroom unit. The prices have just been reduced and now begin at \$299,000 for the one bedroom units. It is a great time to invite your friends to live at the Legends.

Please feel free to contact me with any questions or concerns at (205) 750-2260 or by email at [cposey@uacondos.com](mailto:cposey@uacondos.com). I look forward to serving your needs.

## *Helpful Contacts*

Alabama Power  
800-245-2244

Comcast Cable  
205-345-0424

Tide Pride  
205-348-6113

North River Yacht  
Club  
205-343-4000

Indian Hills Country  
Club  
205-349-1500

City of Tuscaloosa  
Information  
311

Police Department  
205-349-2121

Fire Department  
205-349-1100

## Referral Incentive

The developer is offering to pay **one full year** of your home owner's association dues for any referral that results in a sale. Simply call Andy or Richard to register your referral and they will contact them with all of the sales information. If your referral purchases a unit, the developer will pay your HOA dues for the next year. Call us today!

## HOA Dues

We have ordered new coupon booklets to start in July. You should receive those later this month. We also want to remind everyone that dues are due on the 1<sup>st</sup> of each month and late after the 3<sup>rd</sup>. This is based on the date postmarked. Please be sure to pay your dues on time. Thanks!

## Filter Changes

The life of your HVAC unit is strongly correlated to changing your filter each month. The life of the unit is dramatically reduced if the filter is not changed each month. If you do not have time, our staff can change it for you for an annual fee of \$120.00. Just contact our office to be added to the program.

## Let's Keep The Legends of Tuscaloosa Beautiful

Trash, Trash, Trash...Did you know our staff spends approximately one hour each day just picking up trash around the property? It is amazing how much trash is put out on doorsteps, left in breezeways, and in the parking lot each day. Please remember to dispose of your trash in the proper containers and take all household trash bags directly to the trash chute. With everyone working together we can keep trash in its place!

## Upcoming Dates

June 14	Everything to do about homes show	Midtown Village
June 17	Six course wine dinner	Epiphany Café
June 22	Parade of Homes	Tuscaloosa
June 27-29	Master Craft Pro Water Ski Tour	Black Warrior River
June 29	Parade of Homes	Tuscaloosa
July 3	Artrageous Riverfront Arts Tour	Downtown
July 4	July Jubilee	Sokol Park
July 18	Board Meeting	Advantage Realty
August 2	UCP Taste of the Town	Shelton State