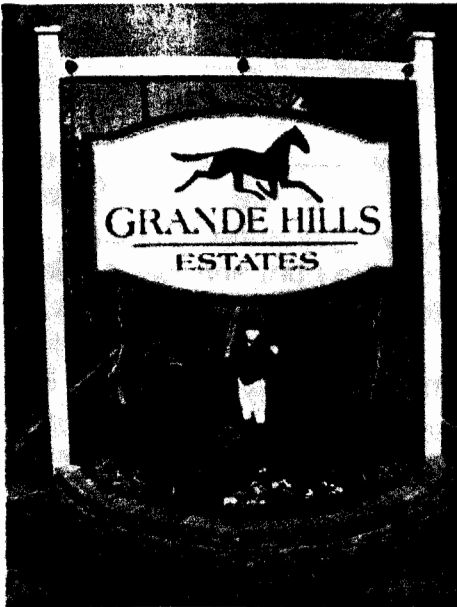


GRANDE HILLS ESTATES NEWS

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April 2008



BOARD OF MANAGERS REPORT

2008 ANNUAL MEMBERSHIP ELECTION OF THE BOARD OF MANAGERS

As you know, once the Board Members are elected, they are then required by our Documents to assemble and select among themselves the respective positions of the Association. The results of those elections were as follows;

President – R. Steve Roberts
Vice-President – Michael Roundtree
Treasurer- Ron Trupp
Secretary – Judy Coker
Special Assistant – Jill Vybiral

Any questions may be directed to your new Board of Managers:

Steve Roberts 985-898-0682
Michael Roundtree 985-809-3109

Ron Trupp 985-373-2076
Judy Coker 985-893-0858
Jill Vybiral 985-871-8759

NEW & "DIFFERENT" GENERAL MEETING

Mark your calendars for **Saturday, April 12th, 2008** as we are going to have a very different and unique type of open membership meeting. This meeting will be at the Boat Launch/Lake area and will begin at 9: 00 AM. The focus of this meeting will be an open discussion of the grounds at the boat launch and to have an open session seeking YOUR thoughts on what to do with the area to best serve our community. We will have some preliminary thoughts as offered by Board Members and Committee Chairs, but we want ALL Members to have not only a "Look See" but have a full opportunity to add your thoughts.

As always VOLUNTEERS will be needed as the work begins, but now is the vital planning step to make this special area all it can be for everyone in Grande Hills. If the **weather is a problem**, i.e. rain, etc. the meeting will be held at the new Fire Station on Hwy. 21 in Bush.

Additionally, all GHEHA Association books will be available after the meeting for review if you wish.

CERTIFICATES TO PROCEED

As required by our Key Documents, a Certificate to Proceed must be obtained before any building or construction of any type in Grande Hills. If you have any projects planned, please call a "Board of Managers Member" for a Certificate to Proceed application. Once the Application is filled out and returned with all information necessary the Board will act quickly to help speed your process.

The following Certificates to Proceed have been issued:

Fences: 1

NEW BOAT LAUNCH RAMP COMING

The Board of Managers, along with committee recommendations has passed a motion to approve \$2,750.00 for the construction of a concrete boat launch at the Lake. There were a number of bids sought out for this project, and the best quality and value bid for the Association was selected. This action was approved by the Board to facilitate a safer and longer lasting platform for boats launched by our Association members.

The funds for this project were partially provided by donations of the Crawfishman Triathlon Competition during the past three years, The Capital Improvement Fund and our past Fund Raising efforts toward Lake/Boat Launch improvements.

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2008 Assessments Enclosed

The recommended Budget of the Board of Managers was recently passed at our Annual Meeting held on January 26th, 2008. Along with that passage, the assessments for 2008 have been prepared and are enclosed with this newsletter mailing.

The Board thanks you for your vote on this matter and for the confidence shown in our efforts in regard to fiduciary responsibility and keeping our dues among the LOWEST in St. Tammany Parish. We will continue to work diligently and faithfully to safeguard each dollar for the best return for the expenditure of our association.

Please send your 2008 dues in as soon as possible as naturally 2008 expenses have already began to come in. Thank you.

GREAT ANNUAL MEETING HELD JANUARY 26TH, 2008

A QUICK THANK YOU TO ALL Association Members who attended our Annual Membership Meeting held at the New Fire Station on Hwy. 21, Bush. It was a good meeting with positive decorum and good information. We had the newly elected St. Tammy Parish Councilman, Gary Cooper in attendance. Mr. Cooper thanked all for their support in his election, noted his immediate plans and extended his contact information. We are

working to have information posted on our website shortly. We also had Mr. Steve Sperier with the Crawfishman Triathlon who spoke on their organizations upcoming events in the subdivision.

Mr. Kevin Cleveland who is designing our Grande Hills website showed the progress made and detailed the features to come.

The Board of Managers reported many of the happenings and progress being made in our community. Attendance continues to grow and we look forward to each and every member being at all meetings.

The Grande Hills Homeowners Association wants you!

We are actively seeking volunteers for the following committees:

Architectural
Boat Launch & Lake
Election
Legal Affairs
Maintenance
Landscape & Beautification
Public Affairs
Social
Welcome

Join a Committee and let's make our subdivision a better place to live, it's up to all of us.

**Interested? Please contact
Michael Roundtree**

Vice-President
985-809-3109
LANDSCAPED and
BEAUTIFACATION COMMITTEE

A new committee has been formed and we are at work already gathering supplies to rework the front and rear gardens adding some seasonal flowers. We also have received permission from the Fire Department to remove the water supply pipes at the Lake. We will be looking for volunteers soon.

Also, we have ordered free of charge from the Parish 10 trees that we will be replacing some on Grande Hills Blvd. and added some to our Boat launch area.

Get your personal yards and gardens spruced up because we will soon start recognizing the "Garden of the Month with a small sign. Let's see if we can't make this community the pride of St. Tammany.
Pat Trupp – Chair Committee
985-373-2076

CRAWFISHMAN TRIATHLON

WE ARE PLEASED TO ANNOUNCE THE THIRD EDITION OF THE Crawfishman Triathlon in Grande Hills Estates, coming up on Sunday, May 4th 2008 at 7:30am. If you remember from last year we had several hundred athletes

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swimming, biking and running in your beautiful neighborhood. We also had numerous residents from Grande Hills come out to help with the race, enjoy the food and experience our efforts first hand. We are excited to once again stage the race at Dion McKinley's property and raise money for several non-profit foundations. Last year we donated over \$10,000.00 to various foundations including the Have a Heart Thru Art Foundation, Mary Bird Perkins Cancer Center and the Kids Konncetion Playground project as well as donating to the Grande Hills Boat Launch project fund.

Please feel free to come out and help by volunteering for us, its fun and for a good cause. We need help directing the athletes, handing out water, and above all else handing out encouragement.

We will also be producing the June 1st Aquathon and Open Water Swim Races. Come out on that day to see the only open water swim event in Louisiana.

Thanks again Grande Hills, we look forward to the first Sunday in May and June.

Mark Salvetti
Executive Race Director

LEGAL UPDATE

The Board wanted to take this opportunity to update each of you on the status of several pending legal matters against the Grande

Hills Homeowner's Association, Inc. ("Grande Hills").

In 2006, a separate lawsuit entitled, "Eric J. Lowe and Dr. Craig J. Guidry v. Grande Hills Estates Homeowners Association, Inc., Bonnie Hebert and Lawrence Cangelosi," was filed in the 22nd Judicial District Court in Covington. This suit was brought by Mr. Lowe and Dr. Guidry alleging that they were denied access to corporate records maintained by the Association and demanding access to these records. All three defendants have denied that anyone was denied access to the Association's corporate records or any other wrongdoing. The three defendants maintained that all records requested are available for all members to review in open membership meetings multiple times yearly. The three defendants also maintained that instead of coming at these times to review all said records, the plaintiffs decided to proceed in the direction of costly legal action. Although this suit is ongoing, it had remained dormant until recently when the plaintiffs brought an action claiming the Association should pay their attorney's fees, which are stated at \$6,701.00. Although the Association is presently represented by a Covington laws firm(Magee & Devereux), which has filed a claim against the Association's Error and Omission Insurer to see if the insurer will provide a legal defense to this suit. The Association is waiting on a response from the insurer

before proceeding to spend additional money to defend this suit itself.

Yet another lawsuit was filed in 2007 entitled, "Eric J. Lowe v. Dion McKinly, Richard Steve Roberts, and James Harold Moore," was filed in the 22nd Judicial District court in Covington. This suit was brought solely by Mr. Lowe alleging that the defendants removed his signs that he posted in the subdivision in violation of applicable laws and policies and seeking damages for the removal of his signs. At the time this suit was filed, two of the defendants were members of the Grande Hills Board and the third defendant was appointed by the board to serve the board on the Architectural Control Committee. All three defendants vehemently deny any wrongdoing and explicitly proclaim that the removal of these signs were in order to protect property values in Grande Hills. While the suit was initially handled by Magee & Deverux, it filed a claim against the Association's General Liability insurer requesting the insurer provides a legal defense under the coverage of the existing insurance policy, which it agreed to do. This lawsuit is ongoing.

The present concern of the Board is that as these lawsuits continue so may the need to increase dues to pay for the legal defense of these lawsuits. At the current rate we are heading, this appears to be a year in which we will exceed the budgeted amount for legal matters. While the Board

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hopes that a special assessment will not be necessary, it is still necessary to communicate to all homeowners the extent and nature of the legal expenses our Association has been confronted with. These direct legal cost are not the only cost aspect, as the insurance policy cost to the association is affected by way of either companies declining to renew the policy or substantially increasing the cost of the policy, which directly increases dues to you.

Please help the Association keep track of new ownership, changes of address, and telephone number changes. Any changes should be directed to Board Member Judy Coker (985) 893-0858.

If you have further questions regarding this matter, please direct them to the Board at the
P. O. Box 395
Bush, La 70431

NEWSLETTER INFO

If you would like to get your Newsletter by email, please send the Board your email address.

Name _____

Email _____