
GRANDE HILLS ESTATES

Volume 13, Issue 3

November 2010



2011 ANNUAL MEMBERSHIP MEETING

This is to formally notify all members that the Annual Meeting of the membership for electing the Board of Managers and approval of the 2011 Budget will be held on **SATURDAY, JANUARY 29, 2011 at 12:00 NOON**. The meeting location will be at the Bush Fire Station on Hwy. 21.

The Association's books will be available for inspection at 10:00 a.m. until meeting time and after the membership meeting, if necessary.

Personalized ballots will be mailed in early January.

As in past years, counting of the ballots will begin at 10:00 a.m.

CALL FOR NOMINATIONS

In preparation for the election of the Board of Managers, we are providing to you herein, a nomination form in the event you wish to name up to five candidates. **IT IS IMPERATIVE THAT YOU VERIFY YOUR CANDIDATES ARE WILLING TO SERVE IF ELECTED.** Your completed nomination form must be mailed to GHEHA, P. O. Box 395, Bush, LA 70431 and postmarked by **DECEMBER 20, 2010**. Nominations

postmarked after December 20, 2010 will not be accepted.

ELECTION COMMITTEE

If you would like to serve on the Election Committee, please check off the "Yes" box on the Nomination Form and mail to GHEHA.

2011 PROPOSED BUDGET

Enclosed in this Newsletter is the 2011 Proposed Budget for review.

AGENDA ITEMS

Any items for discussion you wish to have on the agenda for the annual meeting may be included on the back of the nomination form or sent as a separate attachment.

SUMMARY OF 9/18/10 MEMBERSHIP MEETING

Our general membership meeting on September 18, 2010 was held at the Fire Station on Highway 21. Our guest speaker was Captain Joe Jarrell of the St. Tammany Parish Sheriff's Office. He spoke about being vigilant in our neighborhood and not to hesitate to call them. There are safety classes for women and children and about cyber net crimes. Call the Sheriff's office for information.

Dion Mckinley gave a report on the Crawfishman Triathlon.

COMMUNITY CLEAN UP DAY

Thank you to all the members who volunteered their time to canvas the neighborhood for trash and debris. It takes a community effort to make our subdivision shine!! Thank you A.J. Ostarly for organizing this event. We had a great turnout.

ROAD MAINTENANCE

After inquiring with the Parish, the Association was advised that Hialiah Dr. will be repaired with an overlay and new culverts. We owe a big thank you to our councilman, Gary Cooper, for this project.

TRIATHLON DONATION

The GHEHA received \$600.00 from the Crawfish Triathlon to help in our community projects.

CERTIFICATES TO PROCEED

As stated in the Grande Hills Architectural Control Committee Rules and Regulations, all plans for building structures, additions, fences, pools, etc. are to be submitted to the Architectural Control Committee for review in order for a Certificate to Proceed to be issued. Please contact Jack Ussery, III 985-898-2889 or Jack Ussery, Jr., 985-871-7534.

OWNERSHIP/ADDRESS CHANGES

Please help the Association keep track of new ownership, changes of address and telephone number changes.

Any address or telephone change should be directed to Board Member Ron Trupp, (985) 809-1180.

ny questions should be directed to your Board of Managers:

Steve Roberts, 985-809-6279
Bonnie Hebert, 985-867-9137
Judy Coker, 985-893-0858
Ron Trupp, 985-809-1180
James Smith, 985-809-5209

Association Address

P. O. Box 395, Bush, LA 70431
www.grandehills.org

Budget for 2011

Description of Expenses	Budget 2010	Expenses Incurred -	Proposed Annual Budget
		2010	2011
Printing, Stamps, Envelopes, Labels, etc.	\$650.00	* \$529.27	\$1,000.00
Post Office Box Rental	\$106.00	\$100.00	\$106.00
Washington St. Tammany Electric/Front Entrance Lights	\$230.00	\$230.00	\$250.00
Secretary of State	\$5.00	\$5.00	\$5.00
Grass Maintenance and Landscaping	\$1,562.00	* \$1,420.00	\$1,704.00
Liability Insurance	\$3,900.00	\$3,576.75	\$3,900.00
Maintenance and Repairs	\$20.00	\$17.18	\$100.00
Legal Fees/Consultations	\$2,500.00	\$2,933.44	\$10,000.00
Landscape/Beautification	\$25.00	\$0.00	\$150.00
Miscellaneous	\$25.00	\$0.00	\$0.00
St Tammany Farmer Newspaper	\$20.00	\$20.00	\$20.00
Bank Charges	\$50.00	* \$4.00	\$50.00
Website XL Technologies inc	\$144.00	\$777.75	\$294.00
Security for General Meetings	\$0.00	\$0.00	\$275.00
Laptop Computer (to purchase)	\$1,000.00	\$0.00	\$0.00
BUDGET FOR 2010.....	\$10,237.00		
2010 EXPENSES INCURRED.....		\$9,613.39	
TOTAL PROPOSED BUDGET FOR 2011.....			\$17,854.00
There are 1255.11 Acres in Grande Hills Estates. Your assessment for the year 2011 is determined by dividing the proposed budget of \$17,854.00 by the number of total acres in Grande Hills, which will equal the annual assessment per acre of land that you own.		*not all expenses in	
\$17,854.00 divided by 1255.11 acres = \$14.23 per acre for 2011			
\$500.00 to Terry Galloway for excavation work at boat launch not budgeted		\$500.00	
\$139.75 to Pap's Garden & Gifts for replacement jockey not budgeted		\$139.75	
\$98.99 for paint and cement for jockey replacement not budgeted		\$98.99	
\$5752.15 to Magee & Assoc. from Legal Defense Fund		\$5,752.15	
\$4000.00 to Magee & Assoc. from Operational Reserve Fund		\$4,000.00	
Grand Total		\$20,104.28	

2011 PROPOSED BUDGET

The 2011 budget will return to similar budgets of past years. As you may remember, last year's budget included an overage from previous years that was in essence refunded to homeowners by way of a reduced assessment for 2010. The 2011 budget goes back to normal budgets with fair planning of expected increased cost such as an anticipated increase in postage cost, etc. As you will also note, there is one major increase in the budget of 2011 over the budget of 2010 and that is the legal expense. This projected increase is based on the history of lawsuits brought against the Homeowners Association by Mr. Eric Lowe and Mr. Craig Guidry. As was discussed at length at the last General Meeting, the current lawsuit (which is its own separate entity in litigation and cost) is creating a financial burden on your Association, and with the history of one lawsuit after another for many years now, the anticipated legal expense needs to be budgeted correctly. The 2011 budget breaks out to \$14.23 per acre, which for the average 5 acre plot will be an ANNUAL ASSESSMENT of approximately \$71.15 per lot. Everyone who checks around will continue to know that our Association Dues are among the lowest in the Parish as well as State. We will continue to work diligently to keep cost at a minimum while maintaining our grounds and protecting our property values and at the same time asking your help and support on the items that are beyond our control such as lawsuits.

Several members have inquired about making donations to the Legal Defense Fund. These donations will be welcomed.

NOMINATION FORM
FOR THE ELECTION OF FIVE MEMBERS TO THE
BOARD OF MANAGERS OF THE
GRANDE HILLS ESTATES HOMEOWNERS' ASSOCIATION, INC.
YEAR 2011

YOUR NOMINATION(S)--(PLEASE PRINT)

NAME

ADDRESS

- 1.
- 2.
- 3.
- 4.
- 5.

Note: Please insure the candidate approves of his/her nomination to the Board of Managers. Members are encouraged to nominate themselves should they desire to run for a position on the Board

Please Print your name(s):

Your Signature(s):

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PLEASE MAIL THIS COMPLETED FORM TO:

Grande Hills Estates Homeowners' Association, Inc.
P.O. Box 395
Bush, Louisiana 70431

*****NOMINATIONS WILL NOT BE ACCEPTED AFTER THE POSTMARKED
DATE OF DEC. 20, 2010*****

*****NOMINATION FORM MUST HAVE YOUR SIGNATURE TO BE
CONSIDERED VALID*****

I wish to volunteer for the election committee Yes No

If you have any items for discussion you wish to have on the agenda for the January Membership Meeting, please note on the reverse side of this page or send as a separate attachment.