
GRANDE HILLS ESTATES

Volume 14, Issue 4

P. O. Box 395, Bush, LA 70431

www.grandehills.org

December 2011



2012 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 2012 Budget will be held on **SATURDAY, JANUARY 28, 2012 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. by the Election Committee.

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 received by **DECEMBER 28, 2011.**

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.

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.

SPECIAL GUESTS

The Board is tentatively planning to have some guest speakers at our annual meeting. Once the arrangements have been made it will be announced in the January Newsletter.

ASSESSMENTS

We would like to thank the membership for their effort of paying their yearly assessments considering the state of the economy today. We are happy to report that the Association had only one delinquent assessment to enforce this year and subsequently, it has been paid with court costs and delinquent fees. As you know, your Association needs your help financially and we thank you very much for your continued support.

STATUS OF LAWSUIT

The plaintiffs have requested production of Association documents which are in the possession of Ron Trupp. These documents will be reviewed by the plaintiffs on December 14th. These records consist of all correspondence files held by your Association.

In addition, the plaintiffs are requesting that Ron Trupp be deposed. A date has not been set.

CRAWFISHMAN TRIATHLON DONATION

The GHEHA received \$700.00 from the Crawfish Triathlon which will greatly help in our community projects.

THANKS

At the Association's request, the St. Tammany Parish Maintenance Barn replaced several street signs, "dead-end" signs and "no parking" signs throughout our subdivision. Our requests are always taken care of promptly. We owe a big thank you to the employees for their hard work.

GATE AT BOAT LANDING

Our maintenance committee chairman, A.J. Ostarly, donated gates for our boat landing. He refinished and enhanced the gates by personalizing the gates with the letters "G" and "H". Jose Balli stenciled the letters and Johnny Buisson and Henry Scavo assisted A.J. in installing the gates at the boat launch.

We owe a **BIG THANKS** to these volunteers for giving their time and talent to our Association.

The Association plans to purchase a special lock for the gate which cannot be duplicated. This is an effort by your Association to attempt to keep trespasses out of the lake area.

DONATION AMERICAN FLAG

Has everyone seen our American flag flying at the front entrance?

Windle and Carol Sholar donated the flag to the Association and also took the time to install the flag.

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Thank you Windle and Carol for your donation and support of our community.

GHEHA Architectural Control Committee

The Association has new chairpersons for the GHACC. We thank Jack and his father, Jack, for their many years of being the Chairpersons of this committee. Their expertise in construction was an added benefit for this committee. Giving of their time is so valuable to our community. Thanks again!!

Travis and Jessica St. Pierre have graciously volunteered as the new Chairpersons for this committee.

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. The form can be downloaded from the website.

Please contact Travis or Jessica at 985-892-6383 if you would like to apply for a Certificate to Proceed.

COMMITTEES

As the year comes to a conclusion the Board would like to thank the many volunteers who give their time, talent and energy to make our community look great. In particular, we would like to first thank all the chairpersons of the many committees of the Association. You are a major piece to the puzzle.

Jack Ussery, Architectural Committee, A.J. Ostarly, Maintenance Committee, Pat Trupp, Landscape Committee, Dion McKinley, Boat Launch & Lake Committee

The Board would like to thank the many volunteers who helped in many ways with these committees.

In addition, we thank you, all of our members, who are always there to give the Association support by attending our meetings and helping in various ways throughout our community. The Board always looks forward to a full house at the membership meetings!!

BOARD OF MANAGER MEETINGS

If any member has a matter that needs to be brought before the Board, please call one of your Board of Managers for the date of the next board meeting so you may attend.

With family commitments, school activities and full-time jobs, it is very difficult to schedule ahead of time monthly board meetings for the year. For this reason, the Board requests that you give us a phone call, and we will gladly let you know when the next board meeting is scheduled.

LEASH LAW

This is a reminder that if you have a dog it must be on a leash or behind a fenced in area as mandated by the St. Tammany Parish Code of Ordinances SEC. 4-129.00 Leash Law. If you are attacked or see a dog not complying with the leash law, please call St. Tammany Animal Shelter, 25026 Highway 36, Abita Springs, LA 70420, 985-809-0183.

Our neighbors enjoy their walks, runs and bike rides in our subdivision. Please do not allow them to be harassed by stray dogs.

REMINDERS **Change of Address?**

Please help the Association keep track of new ownership, changes of address, and telephone number changes. Any changes should be directed to Board Member Ron Trupp 985-809-1180.

Any 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

HAPPY HOLIDAYS!!



BUDGET FOR 2011 and Proposed Budget for 2012.....			
Description of Expenses	Budget 2011	Expenses Incurred - 2011	Proposed Annual Budget 2012
Printing, Stamps, Envelopes, Labels, etc.	\$1,000.00	\$890.62	\$1,000.00
Post Office Box Rental	\$106.00	\$100.00	\$106.00
Washington St. Tammany Electric/Front Entrance Lights	\$250.00	\$230.00	\$250.00
Secretary of State	\$5.00	\$5.00	\$5.00
Grass Maintenance and Landscaping	\$1,704.00	\$1,704.00	\$1,704.00
Liability Insurance	\$3,900.00	\$3,694.50	\$4,000.00
Maintenance and Repairs	\$100.00	\$0.00	\$100.00
Legal Fees/Consultations	\$10,000.00	\$10,006.45	\$15,000.00
Landscape/Beautification	\$150.00	\$0.00	\$150.00
Miscellaneous	\$0.00	\$0.00	\$0.00
St Tammany Farmer Newspaper	\$20.00	\$20.00	\$20.00
Bank Charges	\$50.00	\$2.00	\$50.00
Website XL Technologies inc	\$294.00	\$429.00	\$429.00
Security for General Meetings	\$275.00	\$120.00	\$275.00
BUDGET FOR 2011.....	\$17,854.00		
2011 EXPENSES INCURRED.....		\$17,201.57	
TOTAL PROPOSED BUDGET FOR 2012.....			\$23,089.00
There are 1255.11 Acres in Grande Hills Estates. Your assessment for the year 2012 is determined by dividing the proposed budget of \$23,089.00 by the number of total acres in Grande Hills, which will equal the annual assessment per acre of land that you own.			
\$23,089.00 divided by 1255.11 acres = \$18.40 per acre for 2012			
3042.73 PD. TO Magee & Assoc. from Legal Defense Fund 7/23/11		\$3,042.73	
2478.22 Pd. To Magee & Assoc. from Operational Reserves Fund 7/23/11		\$2,478.22	
Grand Totals		22,722.52	

A MESSAGE FROM THE BOARD ON PROPOSED BUDGET FOR 2012

As you will see in the Proposed Budget for 2012, there is a suggested increase of slightly over \$5,000.00. As you review the Proposed Budget line item by line item you will see the only significant increase is in the Legal Fees line. The singular reason for this is the continuing litigation by the Homeowners Opposition Group headed by Mr. Eric Lowe and Mr. Craig Guidry. As you can see by reviewing the 2011 expenditures, this cost all of us Homeowners \$15,527.40 in payouts for attorney fees, etc. We currently have an outstanding balance due of nearly \$7,000.00 and more cost will be incurred in January as the Opposition Group and Mr. Lowe have demanded to go thru ALL files and paperwork of the entire Homeowners Association archives in addition to demanding a Deposition of Board members. Thus based on last year's expenditures and with no anticipation of this litigation stopping from the Opposition Group, we see no other choice but to budget accordingly. You will also see that this litigation cost is now nearly 65% of the entire budget. It is our continued hope that at some point in time the litigation from the Opposition Group will end or we can legally stop it and be able to return to the days when our normal legal fees were in the \$1,000 – \$2,000 range. If you have any questions please feel free to call.

NOMINATION FORM
FOR THE ELECTION OF FIVE MEMBERS TO THE
BOARD OF MANAGERS OF THE
GRANDE HILLS ESTATES HOMEOWNERS' ASSOCIATION, INC.
YEAR 2012

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):

.....

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 DEC 28, 2011*****

*****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.