

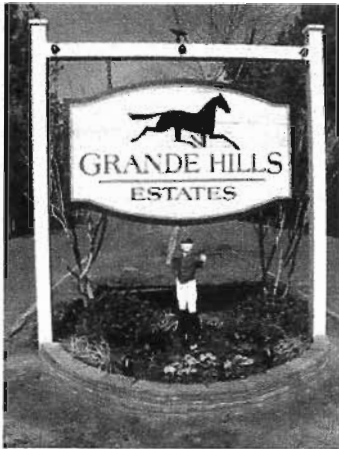
# GRANDE HILLS ESTATES

Volume 16, Issue 4

P. O. Box 395, Bush, LA 70431

www.grandehills.org

December 2013



## **2014 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 2014 Annual Budget will be held on **SATURDAY, JANUARY 11, 2014** 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 December.

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

## **2014 PROPOSED BUDGET**

Enclosed in this mailing is the 2014 Proposed Annual Budget for your review.

This year's annual budget that you are being asked to vote on is a slight decrease in real terms from last year's budget. The Board always goes thru the budget line by line and makes adjustments to create a situation

where we have enough to "get by" and pay the bills. As you will see on the enclosure, the Board lowered some items and made the necessary increases to account for projected inflation. The bottom line on the core budget items is virtually the same budget amount. Last year, we also voted to approve a one-time special assessment to address grass eating sterile carp (fish) for the lake to keep the grass growth under control. That special assessment was a projected amount of \$3,925.00 and the actual expenditure was \$3,379.58. This came in under budget due to the hard work, personal involvement and negotiating of the super fellow members who headed up this project. This overage of \$545.42 is being added to the Crawfish Triathlon donation as well as an added budget line of \$822.00 this year to create a fund that will add enough carp to hopefully fully correct the grass growth as we have made headway but still need a little more work. Comparatively, last year's budget was a total of \$27,956.00 with budget and carp purchase and this year's budget is a total of \$24,902.00 including the carp purchase. Last year's total assessment per acre was \$22.28 and this year's Proposed Budget is \$19.84 per acre, and these are ANNUAL numbers.

As you will note, the legal fees continue to be over 60% of our budget due to the lawsuits filed by Eric Lowe, Craig Guidry, Tom Vermillion, Mary Lee Oliphant-Wood and Betty Shackelford. The Board had hoped the recent finding of the Judge in the Association's favor would lesson this cost, but the opposition group had already filed for a rehearing of the judge's decision. This clearly indicates the never ending approach of the intentions and thus, we must budget accordingly. Please see an additional article on the lawsuit update.

Lastly, the Board would like to thank all members for their continued support and payment of dues. We will continue to work diligently to keep the cost as low as possible and one of the lowest in St. Tammany Parish while we continue all efforts to keep our property values increasing.

## **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 10, 2013**.

## **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.

## **GUEST SPEAKER**

We tentatively have scheduled for our January membership meeting, Mr. David Holloway with Smith and Core Realty Company. Mr. Holloway was a guest speaker some time ago and did an excellent job discussing property values in our area.

## **ASSESSMENTS**

We would like to thank the membership for their effort of paying their yearly assessments considering the state of the economy today. As

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you know, your Association needs your help financially, and we thank you very much for your continued support.

## **SUMMARY OF 9/21/13 MEMBERSHIP MEETING**

The Board would like to thank all the members who attended the meeting. There were several topics discussed and the members expressed their opinions and suggestions. Thank you for your active participation.

Topics discussed were:

- Update on pending lawsuit
- Letter sent to membership by Eric Lowe and the Opposition Group
- Organization of the Members Liaison Committee
- Plant growth in lake
- Donation of a pavilion for boat landing
- Donation of \$750.00-Triathlon
- Oalmann Road
- Boat launch key
- Deed restrictions-updating
- Garbage pick-up services
- Fire Department's Evacuation Response Service

## **STATUS OF LAWSUIT**

You can find the judgment and transcript of the August 27, 2013 hearing on the website at [www.grandehills.org](http://www.grandehills.org).

There were 3 motions heard. The Judge granted, in part, the Association's Motion for Partial Summary Judgment declaring the updated Articles of Incorporation and By-Laws to be valid and enforceable. The Court found that the express written ratification by two-thirds of the members acreage-wise complies with both the documents as presented and also falls within the confines of Title 12. As to the remaining claims on Board Members Ron Trupp and Judy Coker, the Judge found that he does

not have sufficient evidence to indicate that these claims be dismissed. A trial date will be set to hear these claims.

The Plaintiffs have now filed a Motion for Rehearing of the Association's Motion for Partial Summary Judgment. This hearing is set for December 18, 2013 at 9:00 a.m. before Judge Knight. Any member can attend these hearings.

## **BOAT LAUNCH KEYS**

Please note that the boat launch keys are assigned to you by number and should not be used by persons NOT living in this subdivision. Any guest using the lake must be accompanied by a member.

## **PAVILION FOR BOAT LANDING**

A.J. Ostarly came across a metal pavilion that was in the process of being torn down. He advised the Board that he would be willing to remove it from the site and give it to the Association to be erected at the boat landing. The only costs incurred by the Association would be the expense of concrete to secure this structure. Thank you A.J. for this future improvement to our boat landing.

## **SANITATION DEPARTMENTS**

It was requested by the members at our meeting that the Association inquire into other sanitation departments for price quotes.

There is one other sanitation department willing to come to our area if there are 50 or more customers. The name of the company is Pontchartrain Waste Services, P. O. Box 1975, Covington, LA 70434, 985-630-5387. The contact person is Brandon Sharp, owner. The rates are \$23.00 per month per home curbside and billed on a quarterly basis at \$69.00. They will provide one 96 gallon can per home with a \$15.00 can charge, or

customer can use their own cans. Garbage pickup will be twice a week.

## **OALMANN ROAD**

After discussion at the September membership meeting regarding rumors about the extension of Oalmann Rd., the Board contacted our councilman, Mr. Richard Tanner. Mr. Tanner met with the Board and stated that there is no possibility underway to extend Oalmann Rd. into Grande Hills Estates. He stated there is a sixty foot right away for Oalmann Rd. that belongs to the Parish. The Parish has no intentions or even discussed the possibility of opening this road into Grande Hills. He quoted, "For what reason would the Parish have to open this road into Grande Hills...I can assure you this will not happen."

## **CRAWFISHMAN TRIATHLON**

The Crawfishman Triathlon donated \$750.00 to the Association. This donation will be used to help defray the costs to reduce the growth of the grass in our lake.

## **MEMBERSHIP ROSTER**

A request for a membership roster was received by the Association on 11/9/13.

## **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 thank all the chairpersons of the many committees of the Association. You are a major piece to the puzzle.

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

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forward to a full house at the membership meetings!!

## **GHEHA ARCHITECTURAL CONTROL 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.

Please contact Travis and Jessica St. Pierre, Chairpersons, at (985) 886-6038 or Jessica's cell at (504) 390-2177.

## **ROAD RESURFACING**

The Board met with our parish councilman, Mr. Richard Tanner, and took a tour of the subdivision to discuss road resurfacing. Hopefully, the Board will have some information to bring to you at the January meeting.

## **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.

## **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  
Susan Chartier, 985-809-1455

HAPPY HOLIDAYS!!



<b>BUDGET FOR 2013 and proposed budget for 2014.....</b>					
	<b>Description of Expenses</b>	<b>Budget 2013</b>	<b>Expenses Incurred - 2013</b>	<b>Proposed Annual Budget 2014</b>	
	Printing, Stamps, Envelopes, Labels, etc.	\$1,200.00	\$1,017.14	\$1,400.00	
	Post Office Box Rental	\$106.00	\$106.00	\$120.00	
	Washington St. Tammany Electric/Front Entrance Lights	\$250.00	\$200.00	\$200.00	
	Secretary of State	\$5.00	\$10.00	\$10.00	
	Grass Maintenance and Landscaping	\$1,950.00	\$1,846.00	\$2,000.00	
	Liability Insurance	\$4,200.00	\$4,091.35	\$4,300.00	
	Maintenance and Repairs	\$100.00	\$10.04	\$100.00	
	Legal Fees/Consultations	\$15,000.00	\$10,089.50	\$15,000.00	
	Landscaper/Beautification	\$150.00	\$150.00	\$150.00	
	St Tammany Farmer Newspaper	\$20.00	\$20.00	\$25.00	
	Bank Charges	\$50.00	\$10.00	\$25.00	
	Website XL Technologies Inc	\$500.00	\$369.00	\$500.00	
	Security for General Meetings	\$500.00	\$240.00	\$250.00	
	Sterile Carp	\$0.00	\$0.00	\$822.00	
	<b>BUDGET FOR 2013 and EXPENSES INCURRED FOR 2013</b>	<b>\$24,031.00</b>	<b>\$18,159.03</b>		
	<b>TOTAL PROPOSED BUDGET FOR 2014</b>			<b>\$24,902.00</b>	
	There are 1255.11 Acres in Grande Hills Estates. Your assessment for the year 2014 is determined by dividing the proposed budget of \$24,902.00 by the number of total acres in Grande Hills, which will equal the annual assessment per acre of land that you own.				
	\$24,902.00 divided by 1255.11 acres = \$19.84 per acre for 2014				
	Expense for purchase of Sterile Carp and related fencing				
	Internal Revenue Service \$55.00 2012 Taxes		\$3,379.58		
	Solar Lights for rear gate sign from Captil Improvement Fund		\$55.00		
	Sherwin Williams- paint for entrance signs from Cap. Imp. Fund		\$174.89		
	Chain and locks for boat launch seperation from private owner lot from Cap. Imp. Fund		\$98.94		
	Access Locks (Keys for boat launch)		\$105.93		
			\$108.75		
		Total non budgeted	\$3,923.09		
	<b>Total does not include bills received after Nov. 25th</b>	<b>Grand Total</b>	<b>\$22,082.12</b>		