
GRANDE HILLS ESTATES

Volume 17, Issue 4

P. O. Box 395, Bush, LA 70431

www.grandehills.org

December 2014



2015 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 2015 Annual Budget will be held on **SATURDAY, JANUARY 31, 2015** 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 January.

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

We invite all new landowners to come out and meet your neighbors!

2015 PROPOSED BUDGET

Enclosed in this mailing is the 2015 Proposed Annual Budget for your review.

The 2015 Budget, as always, is a very stringent and tight line by line review by the board to contain cost in all

ways. This year's Budget for 2015 is basically the tale of two stories. The first story is the normal operating aspects of the association. This includes all budgeted line items as follows:

- All printing and Newsletter costs
- Post office box rental
- Electric bills for entrance areas
- Secretary of State fees
- Grass cutting and maintenance
- Liability insurance
- Regular repair and maintenance
- Landscape/Beautification
- St. Tammany Legal Newspaper (The Farmer)
- Bank charges
- Website charges
- Security
- Sterile carp for the lake

All of these items for 2014 contained a total cost of \$9,902. For 2015, the Board is projecting with inflation this cost for all these items to be \$10,160 or an annual increase of \$258 for all the line items noted. Grande Hills contains 1,255.11 acres and if this was our entire cost of operations, the assessment per acre would be \$8.09 per acre.

The reality we must face is the legal aspects of the continuing lawsuits filed by Eric Lowe, Craig Guidry, Tom Vermillion, Mary Lee Oliphant-Wood and Betty Shackelford, and all costs associated with these lawsuits. Last year we budgeted \$15,000. This was not enough. We won the lawsuit on the merits of the case but the judge did not allow our request to collect for attorney's fees and legal cost. The first move by the opposition group upon losing this trial, was to file a motion for appeal of the case, sending the message of their continuing acknowledged effort to break the association with legal fees. See the article Status of Lawsuit as this is

continually developing weekly. At the time of this writing the court costs to prepare the court record for appeal purposes has not been paid and the deadline of 11/10/14 has past. At this point the Plaintiffs have past their deadline for filing an appeal. Due to the litigation costs, as of 12/1/14, there is a balance due to counsel in the amount of \$5,299.95. With the intent of filing an appeal and the history of the unrelenting legal pursuit, regardless of their repeated losses, the board had no choice but to move this budgeted line to \$25,000 as opposed to our 2014 year's budget of \$15,000. This will bring us current with attorney fees, help replenish the legal defense fund and prepare for any further litigation as has been promised against the Association. This \$25,000 number alone is a per acre cost of almost \$20.00 per acre. All together this budget comes to a yearly per acre amount of \$28.01 or \$35,160. It is the hope of the board that the lawsuits will end and the legal fees can be returned to the normal nominal amounts as all other lines on our budget for future years. The board is continuing to make moves to eliminate this extreme cost and ask your support in all areas in this matter.

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

GRANDE HILLS ESTATES

Volume 17, Issue 4

P. O. Box 395, Bush, LA 70431

www.grandehills.org

December 2014

GHEHA, P. O. Box 395, Bush, LA 70431 and received by DECEMBER 31, 2014.

BALLOT ON CHANGES TO THE DEED RESTRICTIONS

It is the Board's intention at this time to include voting proposals on changes to the Deed Restrictions for the 2015 election.

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 SPEAKERS

We tentatively have scheduled for our January membership meeting, Mr. David Holloway with Smith and Core Realty Company and our new Constable, Mr. Todd Kraft.

ASSESSMENTS

We would like to thank the membership for their effort of paying their yearly assessments considering the state of the economy today. As you know, your Association needs your help financially, and we thank you very much for your continued support.

RECAP OF 8/16/2014 MEMBERSHIP MEETING

We had a great turnout at the second annual GHEHA membership meeting held on August 16, 2014. It was wonderful to see and meet so many new families to our community. Mr. Todd Kraft was our guest speaker at the meeting. Mr. Kraft, at the time, was a candidate in the recent election

for Constable, which he subsequently won.

Issues discussed at the meeting were:

Status of the lawsuit against the GHEHA Board;

The grass, carp and lily pads in the lake; and

Mosquito abatement

We hope everyone found the meeting informative and beneficial. The GHEHA Board hopes to see you at the next annual membership meeting to be held in January, 2015.

STATUS OF LAWSUIT

The Association reported to you in the August Newsletter that Judge Knight entered a final judgment filed on 7/25/14 in favor of the Association.

Below is a time table of events since judgment was entered.

9/9/14 - Plaintiffs Eric J. Lowe, Dr. Craig Guidry, Tom Vermillion, Mary Lee Oliphant-Wood and Betty Shackelford filed a Motion and Order for Devolutive Appeal.

9/16/14 - Same plaintiffs filed a Designation of Record on Appeal requesting only certain portions of the trial court record be included for appeal purposes.

9/18/14 - GHEHA filed a Motion and Order to Designate Record requesting the entire trial record, including transcripts, be included for appeal purposes.

9/26/14 - Plaintiff Eric J. Lowe filed an Amended Motion and Order for Devolutive Appeal on judgments entered 10/9/13 and 7/24/14.

10/9/14 - Plaintiff Eric J. Lowe filed a Motion and Order for Extension of time to pay Appeal Costs which totaled

\$7,565.00. This extension was granted until 11/10/14 to pay appeal costs to the Court.

11/25/14 - GHEHA filed a Motion to Dismiss Appeal for Failure to Pay Appeal Costs.

12/9/14 - Plaintiff Eric J. Lowe filed Ex Parte Motion to Dismiss Appeal and Motion to Dismiss filed by Defendants.

BOAT LAUNCH KEYS

Please note that the boat launch keys are assigned to you by number and should be used only by property owners in this subdivision. Call A.J. Ostarly at 504-258-7626 for a key to the boat launch.

SANITATION DEPARTMENTS

There is only one other sanitation department who may be 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.

CRAWFISHMAN TRIATHLON

The Crawfishman Triathlon donated \$500.00 to the Association. This donation will be used to help defray the costs to reduce the growth of the grass in our lake or any other needed repairs.

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

GRANDE HILLS ESTATES

Volume 17, Issue 4

P. O. Box 395, Bush, LA 70431

www.grandehills.org

December 2014

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 forward to a full house at the membership meetings!!

GHEHA ARCHITECTURAL CONTROL COMMITTEE

We would like to welcome an additional member of our GHACC Committee, Michael Wolford, 119 Hialeah Dr. You may also submit your plans to Michael by calling him at 504-915-7703 or Travis and Jessica St. Pierre, Chairpersons, at (985) 886-6038 or Jessica's cell at (504) 390-2177.

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 understand that all of our positions on the Association are voluntary, therefore, plans should be submitted well in advance of commencement of the construction project to allow time to review and approve.

ST. TAMMANY PARISH BUILDING PERMITS

Please make note that St. Tammany Parish requires a building permit for ANY construction over 100 sq. ft. The GHACC will review your plans but will not give final approval until receipt of a building permit from St. Tammany Parish.

ADDITION TO GHACC RULES AND REGULATIONS

The GHACC included in the Architectural Control Committee Rules and Regulations the information listed in the By-Laws under Article V, 14. The GHACC met and unanimously carried out a motion to amend the Rules and Regulations by enacting an additional Section 7.1.3. which reads as follows:

7.1.3. Any violations of these Rules and Regulations may result in the applicant or lot owner(s) being sued for injunctive or other relief to prevent the continued violation(s) of, or to remedy the violations of, these Rules and Regulations, as the case may be, at the discretion of the GHEHA, as per Section II (D) (6) of the Act Creating the Deed Restrictions and Covenants. Any suit filed by GHEHA to enforce these Rules and Regulations shall subject the applicant or lot owner(s) to an award for any and all damages as well as actual attorney's fees, and costs incurred by the GHEHA, in enforcing these Rules and Regulations.

These minutes can be downloaded from the website for the Association.

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.

THANK YOU

A big thank you is extended to Art and Dolores Price for decorating our subdivision entrance signs for the holiday season.

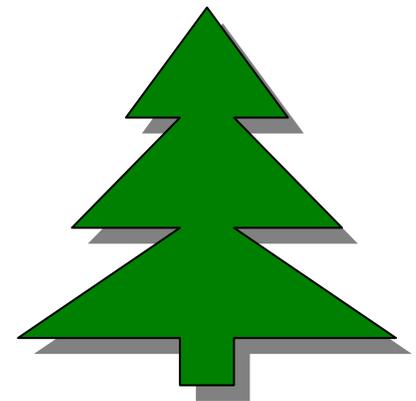
REMINDERS Change of Address?

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

**MERRY CHRISTMAS AND
HAPPY NEW YEAR!!**



NOMINATION FORM
FOR THE ELECTION OF FIVE MEMBERS TO THE
BOARD OF MANAGERS OF THE
GRANDE HILLS ESTATES HOMEOWNERS' ASSOCIATION, INC.
YEAR 2015

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 31, 2014*****

*****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.