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# GRANDE HILLS ESTATES

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Volume 18, Issue 1

P. O. Box 395, Bush, LA 70431

www.grandehills.org

January 2015

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## 2015 ANNUAL MEMBERSHIP MEETING

The Annual Meeting of the membership for electing a five member 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 voting will be in writing by those members authorized to cast votes. To assist you, a ballot is enclosed with this Newsletter that has been personalized with your name(s), the lot(s) you own and your total voting acres.

According to the By-Laws, Article II, 5, before any meeting can be held a quorum of 40% of the voting rights present or represented by a notarized proxy must be present. The Association has had in place for years a method of determining a quorum beforehand in order for the annual meeting to commence promptly at 12:00 noon. Enclosed with your ballot is a numbered envelope which when used in mailing your ballot will help determine the acreage votes submitted to reach a quorum of 502.04 acres. This will also alert the Association that it is a ballot to be submitted to the Election Committee.

**ANY ENVELOPE RECEIVED**

WITHOUT A NUMBER WILL BE ASSUMED TO BE SOMETHING OTHER THAN A BALLOT AND WILL BE OPENED.

Ballots will be considered by the Election Committee as invalid if:

- \*\* The ballot is not signed.
- \*\* The ballot has more than 5 candidates selected. You must vote for up to 5 candidates.

In voting for the Annual Budget, another copy is enclosed.

In accordance with the By-Laws, Article V, 6, enclosed is a copy of the 2014 yearly itemization of expenses and amounts received.

## ASSOCIATION'S BOOKS

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

## ELECTION COMMITTEE

The counting of the ballots shall begin at 10:00 a.m. You may vote by mail-in ballot or in-person by delivery of the ballot on the date of the Annual Meeting. Mail-in ballots must be mailed early enough to be received at the post office on **Saturday, January 31, 2015. In-person deliveries of ballots are to be submitted between 9:00 a.m. and 10:00 a.m., on January 31<sup>th</sup>.**

## AGENDA ITEMS

- \*\* Elimination of plant growth in our lake.
- \*\* Update on pending lawsuit against the homeowners association.

## GUEST SPEAKERS

The guest speakers for the Annual Meeting will be Mr. David Holloway,

Smith & Core Realty and our new constatable, Mr. Todd Kraft.

## ASSESSMENTS

Again we want to thank everyone for paying their assessments in a timely manner. Assessments are due each year on April 30<sup>th</sup> and delinquent as of May 1<sup>st</sup>. Our documents allow for up to 83 days for the Board to act and request the overdue assessments. In accordance with our documents, a Demand Letter(s) for delinquent assessments will be sent out on May 1<sup>st</sup>, of each year, via certified mail. As per our documents, the delinquent member is responsible for the cost of the certified mailing of the Demand Letter. This of course would not be necessary if not for the few that choose to ignore the April 30<sup>th</sup> due date. The Demand Letter itself calls for payment within seven (7) days, and if not received, the next action would be to take it to the Justice of Peace for Small Claims Court. We regret having to do this and apologize to anyone that may take offense to it, but please take note that this does not apply to you if you regularly pay your assessment on time.

## GHEHA ARCHITECTURAL CONTROL COMMITTEE

There was an error in the December 2014 Newsletter where it was reported that the address our new member of the GHACC, Mike Wolford, was listed as 119 Hialeah Dr. Mike's correct address is 105 Pimlico Dr.

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 Travis and Jessica St. Pierre, Chairpersons, at (985) 886-6038 or (504) 390-2177 or Mike Wolford, (504) 915-7703, for a Certificate to Proceed to be issued.

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## **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



**BALLOT**

For the ANNUAL ELECTION of the Board of Managers of the  
GRANDE HILLS ESTATES HOMEOWNERS ASSOCIATION, INC.  
(JANUARY 31, 2015 AT 12:00 NOON)  
BUSH FIRE STATION, HIGHWAY 21

PROPERTY OWNER:

Ballot Number:

SQUARE:      LOT(S):

TOTAL VOTING ACRES:

There are five Board of Manager positions. **You may vote for no more than five candidates.** You may choose from the nominees below or write in your choice(s). Each candidate named below has agreed to serve if elected. The blank spaces are for write-ins that have given their approval, if you prefer.

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**PLEASE VOTE FOR NO MORE THAN FIVE CANDIDATES:**

**JUDY COKER**\_\_\_\_\_

**SUSAN CHARTIER**\_\_\_\_\_

**BONNIE HEBERT**\_\_\_\_\_

**STEVE ROBERTS**\_\_\_\_\_

**RON TRUPP**\_\_\_\_\_

**Write in Candidates below:**

\_\_\_\_\_

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**PLEASE VOTE FOR THE FOLLOWING:**

1. ANNUAL BUDGET--I accept the recommendation of the Board of Managers for the adoption of the annual budget.  
Yes \_\_\_\_\_ No \_\_\_\_\_

2. 4.3.1. of the Architectural Control Committee Rules and Regulations states "No single family residence shall be constructed with a living area less than 1500 square feet".  
Do you vote to amend it to read as follows: 4.3.1. No single family residence shall be constructed with a living area less than 2000 square feet, heated/cooled living area, exclusive of open porches and garages.  
Effective on approved submitted plans to GHACC on or after May 1, 2015  
Yes \_\_\_\_\_ No \_\_\_\_\_

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Thank You for Voting

THE SIGNATURE OF THE DESIGNATED PARTY OR ONE LEGALLY RECORDED OWNER MUST VALIDATE THIS BALLOT.

\_\_\_\_\_ Date \_\_\_\_\_

(Owner and or Designated Party)

The Election Committee will begin counting the ballots at 10:00 am, and the Annual Meeting will commence at 12:00 noon. You may mail in your ballot or deliver it in-person to the Fire Station on Hwy 21, between 9:00 am and 10:00 am prior to the Annual Meeting, Jan. 31, 2015. Mail-in ballots must be postmarked early enough to arrive at P.O. Box 395, Bush La 70431 by 9:00 am on the day of the meeting . Ballots not returned in the marked envelope are subject to be opened prior to the meeting to verify contents.