
GRANDE HILLS ESTATES

Volume 18, Issue 3

P. O. Box 395, Bush, LA 70431

www.grandehills.org

August 2015



SECOND MEMBERSHIP MEETING FOR 2015

MARK YOUR CALENDAR, SATURDAY, SEPTEMBER 12, 2015 at 10:00 A.M. there will be a membership meeting for Grande Hills Estates Homeowners Association, Inc. The meeting will be held at the Bush Fire Station on Hwy. 21. As always, the Board values your time and will try to do our best to make the meeting quick, clear and concise to the critical points of discussion. We look forward to your attendance and feedback.

A big welcome to all of our newcomers. We look forward to meeting you at our upcoming meeting.

AGENDA ITEMS

Any items for discussion to be placed on the agenda for the membership meeting can be forwarded to the website or mailed to the Association by **SATURDAY, AUGUST 29, 2015.**

ASSOCIATION'S BOOKS

The Association's official books will be available for inspection one hour before the meeting. Board Members will also remain after the meeting for any additional review as necessary.

LAKE USAGE

The Board of Managers has received several calls in regards to individuals, who are not association members, observed picnicking and fishing from the dam. New signs will be placed on the dam, advising the public of: no fishing or swimming, private lake for members only, use of the lake by non-members will be considered trespassing and the sheriff's office will be called.

To report a trespassing issue or parking on the dam please call the:

Sherriff's Office – Police Non-Emergency Dispatch Line: 985-898-2338

Members, please keep in mind any guest(s) you wish to invite, to make use of the lake, must be accompanied by the inviting association member. This is necessary due to our lake rules and insurance.

There is no parking on the dam, as per the posted signs. Access to the boat launch and lake parking requires a key. This key is **non-transferable**. Please do not give your key to others and do not pass it to new members. Please turn the key in when no longer needed.

Keys can be obtained by contacting A.J. Ostarly at 504-258-7626. A \$10.00 deposit is required, which is refundable when you turn in your key. Please remember this is a voluntary position, so please allow sufficient lead time to obtain a key and timely consideration when calling.

Your cooperation with these matters is sincerely appreciated.

LAKE RULES

The following are specific requirements for use and conduct

pertaining to the 55 acre Grande Hills Estates Lake.

1. 4.2.4 No jet skis or boats powered by gas or diesel combustion motors shall be allowed on the lake at any time. Boats with electric trolling motors only will be allowed.
2. 4.2.5 Only members, their families, and their **accompanied** guests shall be allowed to use the 55 acre lake in Grande Hills Estates.
3. 4.2.6 All of those not covered above in Section 4.2.5 will be considered trespassers.
4. 4.2.7 All children under the age of 12 years old shall be accompanied by an adult.
5. 4.2.8 Life jackets are required when on the water.
6. 4.2.9 Fish are to be taken by hook and line only.
7. 4.2.10 Swimming is at your own risk.
8. 4.2.11 No littering.
9. 4.2.12 Hours of use are from daybreak to sundown.

ASSESSMENTS

The Board would like to sincerely thank the association members who submitted their annual assessments, on or prior to the yearly due date of **APRIL 30th**. Please note the **APRIL 30th** due date means your payment must be received by **APRIL 30th** and not after. If you use bank drafting, please inform your bank to initiate the transaction in a timely manner so receipt of payment is received by **APRIL 30th**.

Annual assessments not received by the mandatory due date result in the expenditure of additional collection time and extra expense to the association member, which could be

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August 2015

avoided if the payment had been received on time.

In accordance with our documents, an assessment payment not received by **APRIL 30th**, will result in a certified Demand Letter sent to the association member on **May 1st**. The Demand Letter calls for payment within seven (7) days, along with reimbursement for the expense of the certified mailing. If payment is not received, the matter will be taken to the Justice of the Peace for Small Claims Court and the association member will be responsible for all court fees and associated collection costs.

We regret having to do this and apologize to anyone that may take offense to it, but please take note: this does not apply to you if you pay your assessment on time.

GROWTH IN NEIGHBORHOOD

A wonderful thing is happening within Grande Hills. There are three new homes completed and occupied, as well as six new homes under construction presently. We have also issued Certificates to Proceed for two other homes with construction to begin shortly. This is proof that Grande Hills Estates is a wonderful place to live, which we already know. Please, if given the opportunity, welcome our new neighbors. We also have had several inquiries of available land/homes for sale. If this fits your circumstances, please remember that we need your permission to give out your information to a prospective buyer. Remit your permission in writing to GHEHA at the post office box noted on this newsletter.

WELCOME

Welcome to all the new families that have moved into our subdivision. A special invitation is extended to you to

come join us and meet your neighbors at the next membership meeting.

SANITATION COMPANY

There is only one sanitation company that services our subdivision, which is:

Progressive Waste Solutions of LA, Inc.
310 Howze Beach Ln.
Slidell, LA
(985) 781-3171

REVISED ARCHITECTURAL CONTROL COMMITTEE RULES AND REGULATIONS

You will notice on the website, www.grandehills.org, a revised set of Rules and Regulations.

The following revisions have been incorporated in this document:

Under Section 4.3, the minimum square footage requirement has been increased from 1500 to 2000 sq. ft. heated/cooled living area, exclusive of open porches and garages. (Per ballot vote 01/31/2015).

Action by the GHACC:

For uniformity in the Association's legal documents, Section 7.1.3 was added to clarify that any violations of the 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 § 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 a penalty of an award to the GHEHA for any and all damages as well as actual attorney's fees, and costs incurred by the

GHEHA, in enforcing these Rules and Regulations.

For grammatical clarification, Section 7.2.2 is amended by adding the word "to" in the paragraph.

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 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. Please refer to the Rules and Regulations located on our website for the form and documents needed to be submitted with your Application for a Certificate to Proceed. **NO CONSTRUCTION SHALL BEGIN WITHOUT AN APPROVED CERTIFICATE TO PROCEED.**

Please do not wait until the day before you begin construction to submit this information. This is a volunteer committee, so please allow sufficient lead time to obtain your approval of construction.

ST. TAMMANY PARISH BUILDING PERMITS

Please make note that the Parish requires a building permit for any construction over 100 sq. ft.

BALLOT VOTE

Your Board continues to review the Acting Creating Deed Restrictions and hopes to place some issues for voting on the 2016 ballot.

DOGS AT LARGE

Members, there have been reports and concerns expressed in regards to dogs being allowed to run loose, free

GRANDE HILLS ESTATES

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August 2015

or at-large on their premises. This is a safety issue for other members, who are out on the streets, walking, running or biking. Every owner or keeper of animals needs to maintain control of their dogs, so as to prevent them from creating or becoming a public nuisance. Provided for your information below is the St. Tammany Parish leash law.

ST. TAMMANY PARISH CODE OF ORDINANCES

ARTICLE V ANIMAL CONTROL AND WELFARE:

SEC. 4-126.00 Animals at Large; leash law – It shall be unlawful for any person to suffer or permit any animal in his possession, or kept by him about his premises, to run loose, free or at-large on any street, sidewalk, alleyway, highway, common or public square, or upon any unenclosed land, or trespass upon any enclosed or unenclosed land of another. Running loose, free or at large means not under the immediate control of a competent person and restrained by a substantial chain or leash. “Electronic Leashes” utilizing an electrical charge as a means of restraint shall not serve as a replacement for a tangible chain or leash.

A. Confinement by owner:

1) Enclosure: when not confined within the owner or keeper’s dwelling or being exercised or transported outside the owner or keeper’s premises, all animals owned or kept in the unincorporated portions of St. Tammany Parish shall be confined within an enclosure, which means a fence or structure, whether or not it is located along the boundary of the property, that is constructed in such a manner as to:

(a) Prevent any unattended animal, while outdoors and upon the premises of its owner or keeper, from going

beyond or outside of the boundaries of the property; and

(b) Not allow ready and unobstructed access to the animal by the general public.

(c) “Electronic Fences”, incorporating the use of electrical charges as a means of restraint of an animal within a yard-like perimeter, may only be used as a secondary means of restraint and not as a replacement for actual fencing material or an enclosure.

2) Tethering of Animals: an owner or keeper of an animal, other than one deemed dangerous or vicious, may tether said animal only in a fashion conforming to the method indicated below:

(a) Tethering shall only be used as a secondary means of restraint and shall not serve as an alternative to the enclosure requirements.

(b) Tethering must occur only on a type configuration which permits the animal to move freely in all directions.

(c) Tethering must occur only with a lead rope, chain or cable at least twelve (12) feet in length.

(d) Tethering must occur in an open area free of any choking hazards such as trees, bushes, poles, or other obstruction, with the exception of the object to which the lead is joined.

(e) Tethering by means of a lead rope, chain or cable that weighs more than one-eight (1/8th) of the total body weight of the animal is strictly prohibited.

To report an animal issue call: **St. Tammany Animal Control: 985-809-0183** or online: **STPGOV.org** and click on: **Departments**, then **Animal Services**.

LITTER IN GRANDE HILLS

The Association continues to receive complaints from members about trash being thrown in ditches and on property in Grande Hills.

If you should see anyone littering please report this to Constable Todd Kraft, (985) 276-7695. Please alert any construction workers that may be working on your property to place their trash in a garbage can.

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.

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.

EMAILS TO GHEHA

An email can be sent to the Association by going to www.grandehills.org and selecting “Contact Info.” This procedure will avoid any viruses being sent to the Board’s email address.

Please use the website for email transmittals and do not send emails from your email address to the Association’s website.

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