
GRANDE HILLS ESTATES

Volume 18, Issue 4

P. O. Box 395, Bush, LA 70431

www.grandehills.org

December 2015



2016 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 2016 Annual Budget will be held on **SATURDAY, JANUARY 30, 2016** 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!

2016 BUDGET IS GREAT NEWS!!!!

The GHEHA's budget for 2015 was \$35,160. The 2016 proposed budget from your board is \$16,485. This is a 53% reduction, more than half!!!! The per acre assessment in 2015 was \$28.01 and the per acre assessment for 2016 will be \$13.13. This is a \$14.88 PER ACRE reduction in the dues for 2016. The biggest reason, of

course, for the reduction is that the lawsuit brought by Mr. Lowe, Mr. Guidry, Ms. Shackelford, Ms. Oliphant and Mr. Vermillion was decided in court favorably for the Association. The Association has paid all court costs and legal fees to date. With not having a lawsuit to deal with you can see the tremendous savings and help this is to the budget. The Board basically returned to the pre lawsuit budget with nominal increases in the few areas that have had inflation affect those lines and proudly will say that we have returned to some of the lowest rates in both St. Tammany Parish, as well as the State of Louisiana. The Board has also fully replenished all Special Funds of the Association which are the Legal Defense Fund and the Operational Reserve Fund and were able to do so without any special assessment. The Board did make an increase in the Sterile Carp Fund, as the grass in the lake situation is something we continue to monitor and try to be "cautiously aggressive" in dealing with as we consider cost, effectiveness, environmental issues and the best return for your dollars. Please review and be sure to vote on the budget as it must pass for this reduction to take place. There are a few remaining expenses to be paid this year, and a current expenditure listing will be covered at the Annual Meeting on January 30th, 2016, as well as all needed budget discussions.

The Board thanks all members for your steadfast support and encouragement in fully dealing with the lawsuit and ask you to review all amendments to be voted on for 2016, as it is always our goal to keep Grande Hills not only a beautiful, safe and well maintained area to live, but to also

keep our dues at the lowest in the state.

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 31, 2015**.

BALLOT ON CHANGES TO THE ACT CREATING DEED RESTRICTIONS AND COVENANTS AND BY-LAWS

It is the Board's intention at this time to include voting proposals on changes to the Deed Restrictions for the 2016 election. It is imperative that you participate in the voting process as the **Act Creating Deed Restrictions and Covenants** will require 51% of land area to change. **In addition, all owners of said property will need to sign the ballot.**

There will also be a ballot to approve or disapprove a change to the By-Laws which will require a simple majority once a quorum is met.

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.

GRANDE HILLS ESTATES

Volume 18, Issue 4

P. O. Box 395, Bush, LA 70431

www.grandehills.org

December 2015

ASSESSMENTS

We would like to thank the membership for their effort in 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 9/12/15 MEMBERSHIP MEETING

If you did not attend the September 12th membership meeting you missed out. Several political candidates running in the past election requested time to speak at our meeting. It was a great opportunity to personally meet the candidates and present any questions or concerns.

The candidates who spoke were Captain Richard Magee of the St. Tammany Parish Sheriff's Office, District 4 (our district); Sheriff Jack Strain, and Councilman Richard Tanner. Our newly elected constable, Todd Kraft also was a guest speaker.

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 are now two (2) sanitation departments who will service our area. The name of the newest company is GH Waste Services, (985) 788-5611, www.GHWASTE.com. Garbage pickup will be twice a week. The company who has been servicing our area is Progressive Waste Solutions, (985) 781-3171.

CRAWFISHMAN TRIATHLON

The Crawfishman Triathlon was not able to secure parking this year so the triathlon was not held in Grande Hills

Estates. They have now secured parking and would like to hold the triathlon again in Grande Hills for 2016. A representative will be present at the January meeting to discuss this event.

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. 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

Any new construction plans may be submitted to our GHACC committee members, Michael Wolford, (504) 915-7703 or Travis and Jessica St. Pierre, (985) 886-6038 or Jessica's cell (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.

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 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 2016

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, 2015*****

*****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.

GRANDE HILLS ESTATES HOMEOWNERS ASSOCIATION, INC.
BALANCE RECORD OF INCOME / EXPENDITURES FOR THE YEAR 2015

BALANCE FORWARDED FROM DECEMBER 31, 2014.....	\$13,295.66
INCOME:	
Deposit for keys to boat launch	50.00
Bankruptcy Settlement	156.43
Assessments plus delinquent charges	<u>35,532.36</u>
	\$35,738.79
TOTAL INCOME RECEIVED IN 2015: + <u>\$35,738.79</u>	
BALANCE: \$49,034.45	
BUDGETED EXPENSES FOR 2015: <u>-\$20,208.99</u>	
BANK BALANCE: \$28,825.46	
BALANCE IN RESERVE FUNDS:	
Legal Defense Fund, Operational Reserve Fund , Key Deposit, and Carp Funds	<u>-\$23,557.57</u>
(Legal Defense and Operational Reserve Replenished)	
GHEHA YEAR ENDING LIQUIDITY: <u>\$5,267.89</u>	

DESCRIPTION OF EXPENSES FOR 2015 AND PROPOSED ANNUAL BUDGET FOR 2016

<u>Description of Expenses</u>	<u>Budget 2015</u>	<u>Expenses Incurred - 2015</u>	<u>Proposed Annual Budget - 2016</u>
Printing, Stamps, Envelopes, Labels, etc.	\$1,500.00	\$1383.65	\$1,500.00
Post Office Box Rental	125.00	112.00	125.00
Washington St. Tammany Electric (front entrance lights)	225.00	225.00	250.00
Secretary of State	10.00	10.00	10.00
Grass Maintenance & Landscaping	2000.00	1,704.00	2,000.00
Liability Insurance	4,200.00	4,189.60	4,400.00
Maintenance & Repairs	100.00	100.00	150.00
Legal Fees/Consultations	25,000.00	20,087.04	5,000.00
Landscape/Beautification	150.00	29.80	200.00
St. Tammany Farmer Newspaper	25.00	22.00	25.00
Bank Charges	25.00	0.00	25.00
Website XL Technologies, Inc.	500.00	369.00	500.00
Security for General Meetings	300.00	240.00	300.00
Sterile Carp	1000.00	0.00	2,000.00
BUDGET FOR 2015.....	\$35,160.00		
2015 BUDGETED EXPENSES INCURRED.....		\$28,472.09	
TOTAL PROPOSED BUDGET FOR 2016.....			\$16,485.00
<p>There are 1255.11 acres in Grande Hills Estates. Your assessment for the Year 2016 is determined by dividing the proposed annual budget of \$16,485.00 by the number of total acres in Grande Hills, which will equal the annual assessment per acre of land you own.</p>			
<p>=====</p> <p>\$16,485.00 divided by 1255.11 acre = \$13.13 per acre for 2016</p>			
Key Deposit Returned		+10.00	
Non Budgeted items includes replenishment of Legal Defense Fund and Operational Reserves Fund		- 8,273.10	
TOTAL 2015 EXPENSES (Includes non-budgeted expenses).....		\$20,208.99	