
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.

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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	

BALLOT

For the ANNUAL ELECTION of the Board of Managers of the
GRANDE HILLS ESTATES HOMEOWNERS ASSOCIATION, INC.
(JANUARY 30, 2016 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.

PLEASE VOTE FOR NO MORE THAN FIVE CANDIDATES:

JUDY COKER_____

SUSAN CHARTIER_____

BONNIE HEBERT_____

STEVE ROBERTS_____

RON TRUPP_____

Write in Candidates:_____

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_____

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. 30, 2016. 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.

**BALLOT ON CHANGES TO DEED RESTRICTIONS AND COVENANTS
GRANDE HILLS ESTATES HOMEOWNERS ASSOCIATION, INC.**

PROPERTY OWNER:

Ballot Number:

SQUARE: LOT(S):

TOTAL VOTING ACRES:

PLEASE CAST YOUR VOTE FOR THE FOLLOWING AMENDMENT CONCERNING: SECTION VII. 'ANIMALS' OF THE DEED RESTRICTIONS AND COVENANTS

Presently, Section VII. 'Animals' of the Grande Hills Estates Subdivision Deed Restrictions and Covenants states:

“Domestic animals, such as dogs and cats, are permitted to be kept and raised on the Property. Only the following agricultural animals may be kept and raised on any Lot within the Property:

1) Not more than two (2) cows; **2)** an unlimited number of horses; **3)** No other agricultural animals will be permitted.
“All animals shall be fenced or otherwise prevented from roaming freely about the Property.”

Please vote, YES or NO, to change: Section VII. 'Animals', of the Grande Hills Estates Subdivision Deed Restrictions and Covenants to read as follows:

VII. Animals

Domestic and agricultural/livestock animals are permitted to be kept and raised on the Property, which may be kept thereon as pets and for the pleasure and use of the occupants, but not for any commercial use or purpose. No wild or exotic animal is permitted as written in the St. Tammany Parish Code of Ordinances: Article V: ANIMAL CONTROL AND WELFARE, Sec. 4-120.00 Animal Control and Welfare Ordinance

Definitions:

- A.) **Domestic Animal:** a pet; dogs, cats or other tame animals or birds which serve some purpose for its owner or others.
- B.) **Agriculture/Livestock Animals:** farm animals (i.e. such as cattle, poultry, horses, sheep, goats and swine) that are kept or raised for use, food source or pleasure.
- C.) **Wild or Exotic Animals:** any live monkey, primate, raccoon, skunk, wolf, wolf-hybrid, squirrel, fox, fox hybrid, coyote, coyote-hybrid, leopard, panther, tiger, lion, lynx or any other warm-blooded animal, bird, venomous snake or spider, which can normally be found in the wild or any crocodilian including, but not limited to, alligators, crocodiles, caimans and gavials. Ferrets, non-venomous snakes with a length of not greater than 6 feet, rabbits, rodents and birds which have been bred and raised in captivity and which have never known the wild shall be excluded from this definition.

General Duties of Animal Owners

It shall be the duty of every owner of any animal or anyone having any animal in his possession or custody to exercise reasonable care and to take all necessary steps and precautions to protect other people, property, and animals from injuries or damage which might result from their animals' behavior, regardless of whether such behavior is motivated by mischievousness, playfulness, or ferocity.

It shall be the duty of every owner, of any animal or anyone having any animal in his possession or custody to care for said animal in a humane fashion and provide it with proper water, proper food, proper shelter, proper veterinary care and safe surroundings. In the event that the owner or keeper of any animal is a minor, the parent or guardian of such minor shall be responsible to ensure that all provisions of this ordinance are complied with. (Reference the St. Tammany Parish code of Ordinances: Article V. Animal Control and Welfare Ordinance.)

OVER

Public Nuisance

Every owner or keeper of animals shall exercise proper care and control of such animals so as to prevent them from creating or becoming a public nuisance. A violation of any of these provisions or the provisions of Sec.4-125.00 Public Nuisance of the St. Tammany Parish Animal Control and Welfare Ordinance shall constitute a public nuisance and is strictly prohibited. (Reference the St Tammany Parish Code of Ordinances: Article V: Animal Control and Welfare.)

Animals at Large

It shall be a violation of these restrictions 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 a street, sidewalk, alleyway, highway, common or public square, or upon any unenclosed land or trespass upon any enclosed or unenclosed lands 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 any electrical charge as a means of restraint shall not serve as a replacement for a tangible chain or leash. All animals shall be fenced or otherwise prevented from roaming freely about the property. 'Electronic Fences' incorporating the use of electrical charges and 'Tethering of Animals' as a means of restrain 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. (Reference the S. Tammany Parish Code of Ordinances: Article V: Animal Control and Welfare, Sec. 4-126.00.)

These rules and regulations are intended to be in addition to and not in place of the laws and ordinances of the Parish of St. Tammany and the State of La. In the event of conflict between any provision of these rules and regulations and any provision of law and/or ordinance the stricter provision shall apply.

Yes _____ NO _____

SIGNATURE/S.....NOTE: ALL LEGAL REGISTERED OWNERS OF THIS PROPERTY MUST GIVE THEIR SIGNATURE FOR THIS TO BE COUNTED.

SIGNATURE OF LAND OWNER _____

DATE _____

SIGNATURE OF LAND OWNER _____

DATE _____

SIGNATURE OF LAND OWNER _____

DATE _____

SIGNATURE OF LAND OWNER _____

DATE _____

**BALLOT TO AMEND BY-LAWS
GRANDE HILLS ESTATES HOMEOWNERS ASSOC. INC.**

PROPERTY OWNER/S:

Ballot Number:

SQUARE: LOT(S):

TOTAL VOTING ACRES:

Proposed Amendment to the *AMENDED AND RESTATED BY-LAWS OF GRANDE HILLS ESTATES HOMEOWNERS ASSOCIATION, INC. to include payment of attorney's fees/court costs to be awarded to the Association by non-prevailing party in an arbitration or lawsuit.*

Article VII, Arbitration, of the Amended and Restated By-Laws of Grande Hills Estates Homeowners Association, Inc. filed in St. Tammany Parish on 01/20/2006 currently states as follows:

1. Any question or issue in controversy (the "controversy") other than the payment due of any assessment required to be paid to the Association, arising between two or more property owners or between one or more property owners and the Association or its Board of Managers, or the employees and agents, concerning the administration of the subdivision property shall, at the written request of any party to such controversy delivered to the other party thereto, be submitted to arbitration.

2. Upon the request of any party for submission of a controversy to arbitration, each party thereto shall select one arbitrator each and notify the other party or parties in writing of such choice. The arbitrators respectively selected by the parties to the controversy shall meet as promptly as practicable after their appointment and, with all reasonable dispatch, shall determine the controversy. In the event that the arbitrators cannot agree upon the matter in dispute, and if there is an even number of arbitrators so that the decision of a majority of the arbitrators cannot be obtained, then the appointed arbitrators shall choose another arbitrator so that there shall be an uneven number of arbitrators, and the decision shall thereafter be based on the determination of a majority of such arbitrators. If within a period of ten (10) days after the party seeking the arbitration has selected an arbitrator and notified the other party or parties of such choice, the other party or any other party shall fail to select an arbitrator or arbitrators, or if within a period of thirty (30) days after the appointment of all arbitrators by the parties, the arbitrators do not agree upon the matter in dispute, or upon the selection of another arbitrator as hereinabove provided, the appointment of arbitrators and the determination of the controversy shall be made in accordance with the rules of the American Arbitration Association, the award rendered by the arbitrator or arbitrators to determine the matter in dispute, which award shall be binding upon all parties to the controversy. Judgment upon the award rendered by the arbitrator or arbitrators may be entered by any court having jurisdiction thereof.

OVER

3. The award of the arbitrators shall be in writing and a copy thereof shall be delivered to each party to the controversy and to the Secretary for filing in the records of the Association. The decision of the arbitrators shall be final, and the parties to the controversy shall be bound thereby. All expenses attendant to the arbitration, including the fee of the arbitrators, shall be borne by the parties to the controversy, as may be determined by the arbitrators whose decision, except with respect to their fees, shall also be final.

DO YOU WANT TO AMEND ARTICLE VII, ARBITRATION, BY ADDING THE FOLLOWING PARAGRAPH?

4. **If any controversy as described herein whether the matter is handled through arbitration or litigation by the parties, the Association shall be entitled to be awarded the actual attorney's fees and costs incurred by it over and against the other non-prevailing party(s).**

VOTE "YES" IF YOU WANT TO ADD PARAGRAPH 4 TO ARTICLE VII, ARBITRATION, OF THE *AMENDED AND RESTATED BY-LAWS OF GRANDE HILLS ESTATES HOMEOWNERS ASSOCIATION, INC.*

VOTE "NO" IF YOU DO NOT WANT TO CHANGE ARTICLE VII, ARBITRATION, OF THE *AMENDED AND RESTATED BY-LAWS OF GRANDE HILLS ESTATES HOMEOWNERS ASSOCIATION, INC.*

_____ YES _____ NO

SIGNATURE OF LAND OWNER _____

DATE _____

SIGNATURE OF LAND OWNER _____

DATE _____

SIGNATURE OF LAND OWNER _____

DATE _____

SIGNATURE OF LAND OWNER _____

DATE _____