
GRANDE HILLS ESTATES

Volume 19, Issue 3

P. O. Box 395, Bush, LA 70431

www.grandehills.org

October 2016



SECOND MEMBERSHIP MEETING FOR 2016

MARK YOUR CALENDAR, SATURDAY, NOVEMBER 5, 2016 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 **NOVEMBER 1, 2016**.

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

Grande Hills Estates lake is private for the use of property owners. 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.

SANITATION COMPANIES

Below is a list of sanitation companies that service our subdivision.

Smelly Kelly's Trash Service, 1518 Grady Ave., Picayune, MS, (601) 799-1107

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

Premier Waste Services, (985) 674-1473 or (cell) (985) 630-1646 Owner: Jim Loup

RECYCLING FOR GRANDE HILLS ESTATES

Since moving to this lovely area a year and a half ago, we have become aware of the very limited recycling options for those living outside the Mandeville, Slidell, or Covington city limits of St. Tammany Parish. Currently, we make the 20 mile drive every two weeks or so to one of two of the only drop-off recycling containers we are aware of in St. Tammany. These containers are located at the Rouses Market on Hwy. 22 in Mandeville and on Girod Street in Old Mandeville. Details on these two locations can be found on the Keep Mandeville Beautiful website, www.keepmandevillebeautiful.com.

Having recently lived in an area where curbside pick-up of nearly all recyclable and compostable materials was available, we became aware of the very small amount of actual refuse created by most households, including ours. For us, our recycle bin was always more full than our trash bin, which we sometimes did not even need to take to the curb every week. With the generous composting options offered to us, we rarely had to dispose of kitchen or yard waste. Of course, St. Tammany has a long way to go to meet these same types of service levels, and citizen education and public support would be necessary to bring about the type of widespread recycling and composting options we describe here. But, maybe it's time to make a small start in that direction. If there is enough interest in our area, I would like to begin exploring the different options available to us and our neighboring subdivisions of Whipoorwill Grove and Money Hill. Collectively, we probably have enough households to make something happen closer to us, and we probably

GRANDE HILLS ESTATES

Volume 19, Issue 3

P. O. Box 395, Bush, LA 70431

www.grandehills.org

October 2016

have several options available to us. If you would like to lend your support to this effort or volunteer to get involved, please send an email to Ross Richardson at rossr1958@gmail.com. Even if you are not able to get involved, please feel free to offer your opinions about what you feel would make sense for you. I will look forward to hearing from many of you and reporting back on my findings in a later communication. Thank you!

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**.

WELCOME

Welcome to all the new families that have moved into our subdivision. A special invitation is extended to you to come join us at the next membership meeting to meet your neighbors.

ROAD RESURFACING

Barriere Construction was awarded the bid by St. Tammany Parish Public Works to resurface Churchill Downs Dr. from Grande Hills Blvd. to Santa Anita Drive. They are also resurfacing Santa Anita Drive. The resurfacing is taking place at this time.

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 time to obtain your approval of construction.

The Post Office Box is not checked daily so if you plan to mail the documents please advise the Association before mailing.

ST. TAMMANY PARISH BUILDING PERMITS

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

RESULT OF BALLOT VOTE TO CHANGE THE ANIMAL RESTRICTION

Your Board continues to review the Act Creating Deed Restrictions and would like feedback from the members.

Because this document does not give a timeline/limitation to submit a ballot vote on changes, the Association, in order to get full membership support in the voting process, set an extension of MARCH 14, 2016, to respond to the ballot regarding a vote to change the animal restriction.

RESULTS:

“YES” - 544.84 acre votes to change the animal restriction.

“NO” - 176.40 acre votes not to change the animal restriction.

In order for any change to be made on the Act Creating Deed Restrictions 51% of the total acres in the subdivision (640.11 acres) MUST consent to the change. Therefore, the animal restriction remains the same, i.e. 2 cows per lot and unlimited horses.

SENSE OF COMMUNITY

Our association needs your help. We want your participation in the voting process. Your vote is your voice. In reviewing the voter participation by our members for the 2016 ballot proposals: of the **157** association land holders only **76** participated in the voting process. That is only a **48.4%** member participation rate.

The elected volunteer board works for you, but we need you to exercise your right, as an association member, to vote.

In order to pass budgets, update and/or change our Articles, By-Laws, and Act Creating Deed Restrictions, we need our members to participate in the process.

Grande Hills Estates Homeowners Association has been through and emerged from some difficult times. As a board and fellow association members, we are not looking back, but forward with excitement and with the goal of pursuing the preservation and improvement of our unique and beautiful subdivision. We are hopeful that all of our members will participate

GRANDE HILLS ESTATES

Volume 19, Issue 3

P. O. Box 395, Bush, LA 70431

www.grandehills.org

October 2016

in the upcoming 2017 ballot process, by casting their vote.

"Make the choice to embrace this day. Do not let your TODAY be stolen by the ghost of yesterday or the "To-Do" list of tomorrow! It's inspiring to see all the wonderfully amazing things that can happen in a day in which you participate" – Steve Maraboli

CRAWFISHMAN TRIATHLON

It was another successful year hosting the Crawfishman Triathlon in our subdivision. The Association is expecting to receive a small donation.

EMAIL DELIVERY

Because of the low response to send out newsletters by email delivery, the Association's newsletters will continue to be mailed to the members.

LITTER IN GRANDE HILLS

Who can be throwing their glass beer bottles and trash on the median of Grande Hills Blvd. and in the ditches of our subdivision?

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