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# GRANDE HILLS ESTATES

Volume 19, Issue 4

P. O. Box 395, Bush, LA 70431

www.grandehills.org

December 2016

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## **2017 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 2017 Annual Budget will be held on **SATURDAY, JANUARY 28, 2017, 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!

## **2017 PROPOSED BUDGET**

MORE great news on the 2017 Budget!!

Your Board is happy to announce another reduction in dues for the Association for 2017!!! The budget for 2016 was a total of \$16,485.00 and the budget for 2017 is a proposed \$13,960.00 pending your approval.

This will also result in a reduction of over \$2.00 per acre!!! The per acre amount in 2016 was \$13.13 and the per acre amount in 2017 will be \$11.12 per acre. Pending your approval on the budget, these lower rates will go into effect immediately for 2017. If the budget is NOT approved it will return to the higher 2016 budget per the Association's legal documents. It is important to vote yes for the budget to reduce your annual assessment. The Board thanks you for your continued support, as with your help we have been able to work in a reduction to reduce dues and keep them among the lowest in St. Tammany Parish, as well as the entire State of Louisiana. The Board will always continue these efforts along with the tireless work on resurfacing the streets in Grande Hills, keeping ditches cleaned out, watching and addressing lake issues, as well as all other areas that affect our property values and blessed way of life in Grande Hills.

## **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, 2016.

## **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.

## **RECAP OF 11/5/2016 MEMBERSHIP MEETING**

Just a short recap of the November 5, 2016 general meeting. We had a small group that was very social and positive. The resurfacing of Churchill Downs to Santa Anita and Santa Anita to Pimlico look good. Some neighbors are having a problem with standing water in their ditch. We will ask Mr. Tanner for assistance. Since the animal changes did not pass, please read the Act Creating Deed Restrictions on our website as it pertains to animals. Please adhere to these restrictions. Some neighbors have switched to Smelly Kelly Garbage Service. They are happy with this sanitation company. A discussion was had by all regarding improvements to the lake, the oak trees on the boulevard and beautification of the entrances.

## **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.

## **CRAWFISHMAN TRIATHLON**

The Crawfishman Triathlon was another success for 2016. The Association is pleased to report it received a donation in the amount of \$750.00 to be allocated to lake projects.

## **COMMITTEES**

As the year comes to a conclusion the Board would like to thank the many volunteers who give their time, talent

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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**

January 30, 2016

ELECTION OF BOARD OF MANAGERS

TOTAL ACREAGE VOTES CAST = 571.83 ACRES

THAT EQUALS 45.5% OF THE 1255.11 VOTING RIGHTS/ACRES

(Quorum requirement to hold meeting: 40% of 1255.11 = 502.04 acres)

<u>CANDIDATES</u>	<u>TOTAL VOTES</u>	<u>ELECTED</u>
Judy Coker _____	<u>533.03</u>	<u>Yes</u>
Bonnie Hebert _____	<u>523.99</u>	<u>Yes</u>
Susan Chartier _____	<u>513.15</u>	<u>Yes</u>
Steve Roberts _____	<u>551.1</u>	<u>Yes</u>
Ron Trupp _____	<u>515.57</u>	<u>Yes</u>

**WRITE IN CANDIDATES:**

Eric Lowe	21.36	No
Betty Shackelford	5.87	No
Robbie Roundtree	5.23	No
Paige Roundtree	5.23	No
Tommy Peters	8.19	No
Michael Craemer	5.01	No
Craig Guidry	5.01	No
Jessie Scott	5.01	No
Joel Blazek	5.01	No
Hank Scavo	5.01	No

Cheryl Peters

8.19

No

**THE \_2016\_ BUDGET PROPOSAL WAS ACCEPTED, receiving 605.09 votes totaling 586.04\_\_ acres or 96.85\_\_\_\_% of the total votes cast on this proposal.(Budget approval requires 2/3's majority of the voting rights present or represented by a written proxy at such meeting = 66.66% of the votes submitted).**

**Changes to deed restrictions – Need 51% of the total acreage required. Total acreage approved =447.14 acres, which is 35.63%. Deed restriction was not approved by the vote.**

**Changes to the by-laws – 51% of the quorum required to pass. Total acreage cast was 584.44 acres. The acreage approved was 475.87 acres, which is 81.42% of the quorum. The changes to the by-laws were approved.**

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<b>BUDGET FOR 2016 and proposed budget for 2017.....</b>			
<u>Description of Expenses</u>	<u>Budget 2016</u>	<u>Expenses Incurred - 2016</u>	<u>Proposed Annual Budget 2017</u>
Printing, Stamps, Envelopes, Labels, etc.	\$1,500.00	\$1,125.26	\$1,500.00
Post Office Box Rental	\$125.00	\$110.00	\$125.00
Washington St. Tammany Electric/Front Entrance Lights	\$250.00	\$250.00	\$275.00
Secretary of State	\$10.00	\$10.00	\$10.00
Grass Maintenance and Landscaping	\$2,000.00	\$1,957.00	\$2,000.00
Liability Insurance	\$4,400.00	\$3,957.27	\$4,200.00
Maintenance and Repairs	\$150.00		\$0.00
Legal Fees/Consultations	\$5,000.00	\$5,000.00	\$2,000.00
Landscape/Beautification	\$200.00		\$0.00
St Tammany Farmer Newspaper	\$25.00	\$22.00	\$25.00
Bank Charges	\$25.00	\$45.38	\$25.00
Website XL Technologies inc	\$500.00	\$399.00	\$500.00
Security for General Meetings	\$300.00	\$120.00	\$300.00
Sterile carp/2016 Lake and Community Mangement/2017	\$2,000.00		\$3,000.00
<b>BUDGET FOR 2016 AND 2016 EXPENSES INCURRED.....</b>	<b>\$16,485.00</b>	<b>\$12,995.91</b>	
<b>TOTAL PROPOSED BUDGET FOR 2017</b>			<b>\$13,960.00</b>
There are 1255.11 Acres in Grande Hills Estates. Your assessment for the year 2016 is determined by dividing the proposed budget of \$16,485.00 by the number of total acres in Grande Hills, which will equal the annual assessment per acre of land that you own.			
\$16,485.00 divided by 1255.11 acres = \$13.13 per acre for 2016			
<b>Proposed budget for 2017 (13,960.00) divided by 1255.11 acres = \$11.12 per acre</b>			
Total non budgeted			
	<b>Grand Total</b>	<b>\$12,995.91</b>	