

GRANDE HILLS ESTATES

Volume 20, Issue 1

P. O. Box 395, Bush, LA 70431

www.grandehills.org

January 2017



2017 ANNUAL MEMBERSHIP MEETING

The Annual Meeting of the membership for electing a five member 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 voting will be in writing by those members authorized to cast votes. To assist you, ballots are enclosed with this Newsletter that are personalized with your name(s), the lot(s) you own and your total voting acres.

According to the By-Laws, Article II, 5, before any meeting can be held a quorum of 40% of the voting rights present or represented by a notarized proxy must be present. The Association has had in place for years a method of determining a quorum beforehand in order for the annual meeting to commence promptly at 12:00 noon. Enclosed with your ballot is a numbered envelope which when used in mailing your ballot will help determine the acreage votes submitted to reach a quorum of 502.04 acres. This will also alert the Association that it is a ballot to be submitted to the Election Committee. **ANY ENVELOPE RECEIVED WITHOUT A NUMBER WILL BE ASSUMED TO BE SOMETHING**

OTHER THAN A BALLOT AND WILL BE OPENED.

Ballots will be considered by the Election Committee as invalid if:

- ** The ballot is not signed.
- ** The ballot has more than 5 candidates selected. You must vote for up to 5 candidates.

In voting for the annual budget, another copy is enclosed.

In accordance with the By-Laws, Article V, 6, enclosed is a copy of the 2016 yearly itemization of expenses and amounts received.

ASSOCIATION'S BOOKS

The Association's books will be available for inspection at 10:00 a.m. until meeting time and after the membership meeting, if necessary.

ELECTION COMMITTEE

The counting of the ballots shall begin at 10:00 a.m. You may vote by mail-in ballot or in-person by delivery of the ballot on the date of the Annual Meeting. Mail-in ballots must be mailed early enough to be received at the post office on **Saturday, January 28, 2017. In-person deliveries of ballots are to be submitted between 9:00 a.m. and 10:00 a.m., on January 28th.**

GUEST SPEAKERS

Our guest speakers for the 2017 annual meeting will be:

Mr. David Holloway, Smith and Core Realty

Mr. Richard Tanner, Councilman, St. Tammany Parish

AGENDA ITEMS

- ** Recycling Options in Grande Hills.
- ** Crawfishman Triathlon

** Improvements to Entrances/oak trees

ASSESSMENTS

The 2017 assessment notices will be in the mail to you in early February and as a reminder the total amount due is to be paid on or before April 30, 2017. Effective May 1, 2017, if unpaid, late fees will apply. We thank you once again for the vast majority of you that pay your assessments on 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.

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.

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.

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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

BALLOT

For the ANNUAL ELECTION of the Board of Managers of the
GRANDE HILLS ESTATES HOMEOWNERS ASSOCIATION, INC.
(JANUARY 28, 2017 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. 28, 2017. 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.

**GRANDE HILLS ESTATES HOMEOWNERS ASSOCIATION, INC.
BALANCE RECORD OF INCOME / EXPENDITURES FOR THE YEAR 2016**

BALANCE FORWARDED FROM DECEMBER 31, 2015.....		\$28,825.46
INCOME:		
Crawfishman Triathlon donation	750.00	
Assessments plus delinquent charges	<u>16,280.26</u>	
	\$17,030.26	
TOTAL INCOME RECEIVED IN 2016: +		<u>\$17,030.26</u>
BALANCE:		\$45,855.72
BUDGETED EXPENSES FOR 2016:		<u>-\$13,166.23</u>
BANK BALANCE:		\$32,689.49
BALANCE IN RESERVE FUNDS:		
Legal Defense Fund, Operational Reserve Fund , Key Deposit, and Carp Funds		<u>-\$25,557.57</u>
(Legal Defense and Operational Reserve Replenished		
GHEHA YEAR ENDING LIQUIDITY		\$7,131.92
LEGAL COUNSEL RETAINER		
Opening Balance	Legal Bills	Balance
\$5,000.00	\$1,22872	\$3,771.28
		Balance + 2016
		\$8,453.28

DESCRIPTION OF EXPENSES FOR 2016 AND PROPOSED ANNUAL BUDGET FOR 2017

<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	\$1,295.58	\$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 & Landscaping	2,000.00	1,957.00	2,000.00
Liability Insurance	4,400.00	3,957.27	4,200.00
Maintenance & Repairs/2016	150.00	0.00	0.00
Legal Fees/Consultations	5,000.00	5,000.00	2,000.00
Landscape/Beautification/2016	200.00	0.00	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 Management 2017	2000.00	0.00	3,000.00
BUDGET FOR 2016.....	\$16,485.00		
2016 BUDGETED EXPENSES INCURRED.....		\$13,166.23	
TOTAL PROPOSED BUDGET FOR 2017.....			\$13,960.00
<p>There are 1255.11 acres in Grande Hills Estates. Your assessment for the Year 2017 is determined by dividing the proposed annual budget of \$13,960.00 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>\$13,960.00 divided by 1255.11 acre = \$11.12 per acre for 2017</p>			
TOTAL 2016 EXPENSES (Includes non-budgeted expenses).....		\$13,166.23	