

# GRANDE HILLS ESTATES

Volume 23, Issue 4

P. O. Box 395, Bush, LA 70431

www.grandehills.org

December 2020



## 2021 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 2021 Annual Budget will be held on **SATURDAY, JANUARY 30, 2021, at 12:00 NOON.** The meeting location will be at the Bush Fire Station on Hwy. 21.

To maintain social distancing, the meeting will be held in the area that the fire trucks are stored.

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. Please mail your ballots in early to avoid delivery after the date of the meeting. Your vote **will not** be counted if it arrives after January 30<sup>th</sup>. Hand delivered ballots must be received by 10:00 a.m. on the day of the meeting.

We urge you to participate in the election process to approve the budget

and elect a board of managers, as a meeting cannot be held unless a quorum is reached. Submission of a ballot is what determines a quorum. **YOUR VOTE MATTERS.**

As in past years, counting of the ballots will begin at 10:00 a.m. by the Election Committee.

## 2021 PROPOSED BUDGET

After 5-6 years of decreasing and no increased budgets the Proposed Budget for 2021 does have a slight increase for clear reasons. First, let us look back at the Homeowners Association Budgets since 2015.

2015 - \$35,160.00  
2016 - \$16,485.00  
2017 - \$13,960.00  
2018 - \$11,985.00  
2019 - \$11,985.00  
2020 - \$11,985.00

The Board has remained steadfast in holding each and every expense at a minimum and worked every way possible to keep our dues at the lowest not just in St. Tammany Parish but the entire state of Louisiana. This year, with an increase, we will still be the lowest or one of the lowest.

For 2021, the Proposed Budget is \$13,985.00. This increase is primarily covered in a few areas. The largest increase is in taking care of the grounds and grass on all common areas. This includes the front entrance, median, and the boat landing. This year will include the lake dam. In years past we have had members of the Association donate their time, expense and wear and tear on their equipment to mow the dam area. There has been the additional concern of liability and insurance for our members. This increase in the 2021 Budget will include the dam area, as well as taking more detailed care and upkeep of the boat landing shrubbery, and the front and rear entrance gardens.

Another budget line increase is in the website domain and technology. This will primarily be changing the Association's records and financial information into this century and making everything quicker, better, and modern as opposed to the harder hand work methods used for too long. There is some additional startup cost in making this transition.

The other budget line item with an increase is on the Washington/St. Tammany electrical cost. This is planning on slightly higher utility costs, as well as the additional lighting cost for the front entrance sign and seasonal lighting.

The other budget lines are basically the same or have a decrease. This slight increase in the 2021 Budget only amounts to an additional \$1.59 per acre, thus the cost per acre on the proposed budget is \$11.14 per acre.

We do believe that this slight increase is well worth the added values to our beautiful community and ask for your support in voting YES/APPROVAL on the 2021 Budget.

As always, the Board will continue to work diligently to reduce and keep cost to a minimum while working at the same time to continue to improve one of the most special places on earth to call home.

## 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 21, 2020.**

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## **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.



A big welcome is extended to our new families who have moved into our beautiful subdivision. We look forward to meeting you at our meeting in January.



## **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. If you would like a key to the boat launch area call A.J. Ostarly at 504-258-7626.

## **CRAWFISHMAN TRIATHLON**

Due to COVID-19, the triathlon was not held this year.

## **SOLAR LIGHTING REAR ENTRANCE**

Solar lighting has been installed on the rear entrance sign and when illuminated it looks great. Due to the

position of the sign facing north and the tree line, we are experiencing battery recharging issues, even with an additional solar panel. We are working with the solar light company to resolve this issue.



## **LAKE COMMITTEE**

The Lake Committee has successfully completed the better part of the first 3 phases of their plan which included creating a new fish habitat in the lake and stocking the lake on two separate occasions, in 2019 and 2020, with various species of bait fish (minnows, shad, bream) and also catfish and bass.

In mid 2021, the Lake Committee will have achieved 2 full years since their work began and hopefully during the year start, to see the full results of the initial work. That being a self-sustaining food chain provided by our smaller foraging fish that spawn multiple times during the year and then a noticeable improvement in the size of our pan fish, bass, and catfish. Hopefully, the fishing will be improved and provide more opportunities for all age groups fishing in the lake.

2021 Phase 4 plans:

- Allow additional fishing in lake by our members and harvesting of new bass per posted modified slot limits.
- Continue monitoring fish activity and harvest results.
- Stock additional fathead minnows and bass as budget constraints allow, if needed.

One thing we have learned from our first two years is that we need additional fish habitat in the lake and will continue adding that through

creative ways to build it and through Christmas tree donations.

The Lake Committee will provide an outline of slot limit guidelines to post at the lake and publish in the newsletter for the property owners. Hopefully, through our monitoring process and the results in fish harvesting, we will see firsthand or reported by members, so we can determine if additional stocking of selected fish species is warranted during the year. Or, if we should just allow an additional year of maturation for what we have already completed.

*Ken Cooper provided the information for this update.*

Members of the lake committee are: Ken Cooper, Steven Crawley, Casey Lynch, Dion McKinley and John Oglesby.

## **Please note:**

It was suggested by the committee that if any landowner who lives on the lake wants to dredge the shoreline of their property to contact either a committee member or the Board prior to the project. Considering the issues of improving fish habitat and restocking our lake, dredging the shoreline may need to take place at certain times of the year.

The Association appreciates the lake committee members' continued dedication to the improvement of our lake.



## **CHRISTMAS TREES**

The lake committee wants your Christmas tree. Please place your Christmas tree (without any flocking, tinsel, or lights) in the boat launch area by 1/18/2021. The collected trees will be recycled to supply a habitat for the fish.

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## COMMITTEES



As the year concludes, the Association would like to thank the many volunteers who give their time, talent, and energy to make our community look great. 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 our members, who are always there to give the Association support by attending our meetings and volunteering 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, Elliot Hano (504) 913-8317 or (985) 400-5995 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.



Our front entrance is glowing with holiday lights and decorations. A big thank you is extended to Art and Dolores Price for their time and talent in lighting up the entrance. Also, a thank you goes to Lupe Perez for her time in making bows to donate to our community decorations and planting pansies in the front entrance garden.

## PINE STRAW

Pine straw has been added to all the trees lining our boulevard. This will help to keep our trees healthy and beautiful.

## 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

With family commitments, school activities and full-time jobs, it is difficult to schedule ahead of time monthly board meetings for the year. The Board requests that if any member has a matter that needs to be brought before the Board, please send us an email through the Association's website to receive the date of the next Board meeting. Thank you.

## REMINDERS Change of Address?



Please help the Association keep track of new ownership, changes of address, and telephone number changes by notifying the Association through our website.



**Any questions should be directed to your Board of Managers:**  
**BOARD OF MANAGERS:**

Steve Roberts, President  
Bonnie Hebert, Vice President  
Judy Coker, Secretary  
Tonya Hahn, Treasurer  
Susan Chartier, Board Member

## WEBSITE:

[www.grandehills.org](http://www.grandehills.org)

Select "Contact Info" to send an email to the Association.

**MERRY CHRISTMAS AND  
HAPPY NEW YEAR TO ALL**



<b>GRANDE HILLS ESTATES BUDGET FOR 2020 AND PROPOSED BUDGET FOR 2021</b>			
<u>Description of Expenses</u>	<u>Budget 2020</u>	<u>Expenses Incurred - 2020</u>	<u>Proposed Annual Budget 2021</u>
Printing, Stamps, Envelopes, Labels, etc.	\$1,000.00	\$590.93	\$1,000.00
Post Office Box Rental	\$125.00	\$120.00	\$125.00
Washington St. Tammany Electric/Front Entrance Lights	\$250.00	\$291.48	\$550.00
Secretary of State	\$10.00	\$10.00	\$10.00
Grass Maintenance and Landscaping	\$2,400.00	\$2,744.10	\$3,850.00
Liability Insurance	\$4,300.00	\$4,110.03	\$4,300.00
Legal/Attorney/Legal Retainer	\$425.00	\$59.75	\$500.00
St Tammany Farmer Newspaper	\$25.00	\$16.29	\$20.00
Bank Charges	\$50.00		\$50.00
Website XL Technologies inc	\$400.00	\$369.00	\$1,080.00
Security for General Meetings	\$0.00		
Lake and Community Management	\$3,000.00	\$7,531.05	\$2,500.00
BUDGET FOR 2020 AND 2020 EXPENSES INCURRED.....	<b>\$11,985.00</b>	<b>\$16,018.51</b>	
TOTAL PROPOSED BUDGET FOR 2021.....			<b>\$13,985.00</b>
approved budget of \$13,985.00 by the total amount of acres in Grande Hills (1255.11) which would be \$11.14 per acre multiplied by your total acreage.			
Refund Key Deposit - Boat Launch		\$10.00	
Checks written in 2019 (Trey Lape and La. State) cashed in 2020		\$500.00	
Secretary of State Check for 2019 cashed in 2020		\$10.00	
		\$16,538.51	

**NOMINATION FORM**  
FOR THE ELECTION OF FIVE MEMBERS TO THE  
BOARD OF MANAGERS OF THE  
GRANDE HILLS ESTATES HOMEOWNERS' ASSOCIATION, INC.  
YEAR 2021

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 20, 2020\*\*\***

**\*\*\*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.