

GRANDE HILLS ESTATES

Volume 24, Issue 1

P. O. Box 395, Bush, LA 70431

www.grandehills.org

January 2021



2021 ANNUAL MEMBERSHIP MEETING

The Annual Meeting of the membership for electing a five member 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.

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 may 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 2020 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 to be received at the post office by **Saturday, January 30, 2021, at 9:00 a.m. Please place your ballot in the mail no later than 4 days before the annual meeting to insure on time delivery of your ballot. In-person deliveries of ballots are to be submitted between 9:00 a.m. and 10:00 a.m., on January 30th.**

SOCIAL DISTANCING

The annual meeting will be held where the fire trucks are stored to allow for social distancing and mask wearing.

WELCOME

A special invitation is extended to the newest residents in our community to come join us for the annual meeting and meet your neighbors.

GUEST SPEAKERS

Our guest speakers for the 2021 meeting are:

Ms. Cheryl Tanner, Councilwoman

Mr. David Holloway, Realtor, Smith and Core Realty Company

ASSESSMENTS

The 2021 assessment notices will be in the mail to you shortly and as a reminder the total amount due is to be paid on or before April 30, 2021. If unpaid, late fees will apply. We thank you once again for your assessments being paid on time.



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.

GHEHA ARCHITECTURAL CONTROL COMMITTEE

As stated in the Grande Hills Architectural Control Committee Rules and Regulations, before any construction begins, 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 Elliot Hano, (504) 913-8317 or (985) 400-5995 for a Certificate to Proceed to be issued.

THANK YOU

The Association would like to thank Tonya Hahn for offering to fill the remainder of Ron Trupp's term as Treasurer of the Association for 2020.

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Your time and talent is so much appreciated.

DOGS AT LARGE

Members, there have been reports and concerns expressed in regards to dogs being allowed to run loose, free or at-large. This is a safety issue for other members, who are out on the streets, walking, running or biking. Every owner or keeper of animals needs to maintain control of their dogs, so as to prevent them from creating or becoming a public nuisance. Please refer to St. Tammany Parish leash law which is in the ST. TAMMANY PARISH CODE OF ORDINANCES, ARTICLE V, ANIMAL CONTROL AND WELFARE:

SEC. 4-126.00 Animals at Large; leash law.

To report an animal issue call: **St. Tammany Animal Control: 985-809-0183** or online: **STPGOV.org** and click on: **Departments**, then Services.

Animal

Please note, as per our Deed Restrictions and Covenants: All animals shall be fenced or otherwise prevented from roaming freely about (the "Property"), Grande Hills Estates Subdivision.

BOARD OF MANAGER MEETINGS

If any member has a matter that needs to be brought before the Board, please send an email through the Association's website 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.

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.

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.

BOARD OF MANAGERS:

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

WEBSITE:

www.grandehills.org

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



BALLOT

For the ANNUAL ELECTION of the Board of Managers of the
GRANDE HILLS ESTATES HOMEOWNERS ASSOCIATION, INC.
JANUARY 30, 2021 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_____

MIKE WOLFORD_____

Write in Candidates:_____

PLEASE VOTE FOR THE FOLLOWING:

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.

(Owner and or Designated Party)

Date _____

The Election Committee will begin counting the ballots at **10:00 a.m.**, 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 a.m. and 10:00 a.m. prior to the Annual Meeting on Jan. 30, 2021. Mail-in ballots must be postmarked early enough (**at least 4 days before**) to insure arrival at P.O. Box 395, Bush, LA 70431 by 9:00 a.m. 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 2020

BALANCE FORWARDED FROM DECEMBER 31, 2019 \$ 37,073.93

INCOME:

Crawfishman Triathlon donation..... \$ 0
 Boat Launch Key Deposits..... \$ 130.00
 Refund from Pine Grove..... \$ 69.17
 Refund from St. Tammany Farmer (Nov)..... \$ 6.71
 Assessments plus delinquent charges..... \$ 12,152.70

TOTAL INCOME RECEIVED IN 2020 + 12,358.58

BALANCE \$ 49,432.51

EXPENSES FOR 2020 - 17,094.80

BANK BALANCE (12/31/2020) \$ 32,337.71

BALANCE IN RESERVE FUNDS (Legal Defense, Operational Reserve, Key Deposit, Lake & Community) 22,211.74
 \$11,961.80 \$9,057.60 \$160.75 \$1,031.59

GHEHA YEAR END LIQUIDITY \$ 10,125.97

Legal Retainer: Beginning Balance \$7,891.78 Bills \$1,070.00 Added \$ 365.25 Year End Total \$7,187.03

DESCRIPTION OF EXPENSES FOR 2020 AND PROPOSED BUDGET FOR 2021

<u>Description of Expenses</u>	<u>Expenses 2020</u>	<u>Proposed Annual Budget - 2021</u>
Printing, Stamps, Envelopes, Labels, etc.	\$ 670.17	\$ 1,000.00
Post Office Box Rental	120.00	125.00
Washington St. Tammany Electric (Front Entrance Lights)	311.61	550.00
Secretary of State	10.00	10.00
Grass Maintenance & Landscaping	2,835.77	3,850.00
Liability Insurance	4,110.03	4,300.00
Legal/Attorney/Retainer Fees	525.00	500.00
St. Tammany Farmer Newspaper	23.00	20.00
Bank Charges		50.00
Website XL Technologies, Inc.	369.00	1,080.00
Security for General Meetings		
Lake & Community Management	7,600.22	2,500.00
BUDGET FOR 2020		
2020 BUDGETED EXPENSES INCURRED	\$ 16,574.80	
TOTAL PROPOSED BUDGET FOR 2021		\$ 13,985.00
Your assessment for 2021 is determined by dividing the proposed annual budget of \$ 13,985.00 by the number 1255.11 which is the total acres in Grande Hills. This will equal the annual assessment per acre of land you own.		
\$ 13,985.00 divided by 1255.11 acres = \$ 11.14 per acre for 2021. Your assessment would be \$ 11.14 multiplied by the amount of acreage you own.		
Refunded Key Deposit - Boat Launch	10.00	
Checks written in 2019 but cashed in 2020:		
Trey Lape Escrow Account	500.00	
Secretary of State	10.00	
BALANCE OF EXPENSES BEFORE REFUNDS RECEIVED	\$ 17,094.80	
MONIES REFUNDED - \$69.17 Pine Grove/\$6.71 Farmer/\$100.00 Legal	(175.88)	
TOTAL ACTUAL EXPENSES INCURRED AFTER REFUNDS-2020	\$ 16,918.92	