

GRANDE HILLS ESTATES

Volume 24, Issue 2

P. O. Box 395, Bush, LA 70431

www.grandehills.org

February 2021



Your new Board of Managers met on February 5, 2021, and their positions on the Board are as follows:

President: Steve Roberts
Vice President: Mike Wolford
Secretary: Judy Coker
Treasurer: Bonnie Hebert
Special Assistant: Susan Chartier

ANNUAL BUDGET



The 2021 proposed annual budget in the amount of \$13,985.00 was **APPROVED** by 94.87%. Therefore, each member's annual assessment for 2021 is **\$11.14 per acre owned**.

ASSESSMENT INVOICES

Your invoice for the 2021 annual assessment is enclosed with this Newsletter.

The assessments are due by **APRIL 30, 2021** and will become delinquent on **MAY 1, 2021**. The Association has expenses that are currently due, so your prompt remittance is appreciated.

Please ensure your payment is received by the Association **BEFORE May 1, 2021**. Thank you for your continued support of your Association.

In accordance with our documents, a Demand Letter(s) for delinquent assessments will be sent out on May 1st, of each year, via certified mail. As per our documents, the delinquent member is responsible for the cost of the certified mailing of the Demand Letter. The Demand Letter itself calls for payment within seven (7) days, and if not received, the next action would be to take it to the Justice of Peace for Small Claims Court. We regret having to do this and apologize to anyone that

may take offense to it, but please take note that this does not apply to you if you regularly pay your assessment on time. Our legal documents require this action.

ELECTION COMMITTEE



Many thanks go out to the Election Committee, which consisted of: Jessica Oglesby, Johnny Buisson, Chris Dantin and Ron Trupp.

SUMMARY OF THE 2021 ANNUAL MEMBERSHIP MEETING



Our annual election/membership meeting was highly informative. Thank you for attending and showing your support for your community.

Our guest speaker, Ms. Cheryl Tanner had a death in her family and was unable to attend our meeting.

Our guest speaker, Mr. David Holloway, Realtor with Smith & Core, passed out information reflecting the values and down swing, up swing of land/property in and around the area. These documents can be found on the Association's website under Real Estate Report Trends. He reported that values on real estate are rocketing and interest rates are at an all time low.

Mr. Ken Cooper gave us an update on the progress being made at the lake. The lake committee requests that should you catch a fish that is under nourished which has a big head and

2021 ANNUAL MEMBERSHIP MEETING AND ELECTION RESULTS

Thank you to all the members who participated in this year's election by sending in your ballots and attending the annual meeting.

BOARD OF MANAGERS

The election for the 2021 Board of Managers for the GHEHA was held on January 30, 2021.

The results are:

Judy Coker – 539.44 acres
Susan Chartier – 545.43 acres
Bonnie Hebert – 534.22 acres
Steve Roberts – 550.45 acres
Mike Wolford – 528.55 acres

Write-in votes:

Larry Pisher – 11.39 acres
Tonya Hahn – 5.72 acres

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small body please keep the fish but should you catch a large bass over 5 pounds please place back in the lake. To determine what progress has been made thus far as to fish population in our lake, the committee would like feedback through our website from the fisherman in our subdivision. Please go to our website and send an email to the board updating us of what you are catching. The type of fish, size, etc. The Lake Committee wants to hear from you, www.grandehills.org

In the months ahead, a sign will be installed by the lake outlining fishing rules for the lake.

Mr. Dion McKinley spoke about the upcoming **Crawfishman Triathlon**, which was approved and cancelled in 2020 due to COVID-19 and now rescheduled for **Sunday, May 23, 2021 at 7:30 a.m.** at our lake. Anyone wishing to participate may go online to register at www.CrawfishmanTri.com. The event consists of a 1000 meters swim, 18-mile bike and a 4-mile run. Residents are always welcome to join the festivities by the lake to cheer on the athletes.

SPEEDING IN OUR SUBDIVISION



Please be aware of speed limits. In addition, Fairgrounds Blvd. is not a truck route. This is a residential community, not a state highway. Residents walk, jog, and bike throughout this community and should not be threatened by speeding vehicles. Speeding violations can be reported to the St. Tammany Sheriff's

Department Traffic Division by calling **(985) 809-8200**. Please advise any persons hired by you to perform work on your property to adhere to the speed limit signs in our community.

LAKE DRAINAGE CULVERTS



Volunteers have had to clean out debris in the drainage culverts by our lake. Please do not dispose debris of any kind into the lake. Your cooperation is sincerely appreciated.

The Board met with Ms. Cheryl Tanner, councilwoman for our district. We met at the lake to show her the culverts and what needs to be done to remove the overgrown weeds that is preventing the water drainage. It was suggested placing bric-a-brac under and around the culverts to prevent the growth of grass. Ms. Tanner stated she will work with the St. Tammany maintenance crew to resolve the issue.

ROAD RESURFACING



Our councilwoman, Cheryl Tanner, advised the Board that Seattle Slew is scheduled for resurfacing this year. The Association brought to her attention that Belmont Park needs resurfacing and requested this street be added to her road resurfacing budget.

LITTER IN GRANDE HILLS



Who can be throwing their beer cans and trash on the median of Grande Hills Blvd. and in the ditches of our subdivision? Please keep your litter in your car until you can place it in your garbage can. Just look at Hwy. 21 with litter everywhere. Let's take pride in our community. Please alert any construction workers that may be working on your property to place their trash in a garbage can.

If you should see anyone littering please report this to Constable Todd Kraft, (985) 276-7695.

VOLUNTEERS NEEDED



If you are interested in volunteering a little time and meeting new friends in your community, please send an email through the Association's website so we may add you to the list of volunteers. We need your help in our community.

KEYS FOR BOAT LANDING

If you are interested in obtaining a key for the lock on the gate at the boat landing, please call A.J. Ostarly at 504-258-7626.

A deposit in the amount of \$10.00 will be required to obtain a key. Should you move out of Grande Hills you will be required to turn in your key to receive your deposit. A sign-in list will be kept for members holding keys.

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Take note that the keys are numbered and can be traced to the individual that signed for the key.

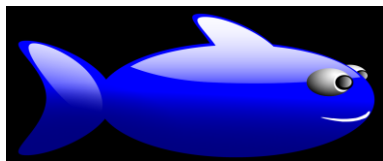
GHEHA WEBSITE

For easy access to the Covenants for Grande Hills, a link below the picture of the "horse" has been added to our website on the home page titled Covenants and Deed Restrictions. This link will bring you to the Articles of Incorporation, By-Laws, Deed Restrictions and GHACC Rules and Regulations. Please refer to the latest date for each document.

The Deed Restrictions were never changed due to the restrictive method for changing this document. Please refer to the GHACC Rules and Regulations as this document has been updated.

A link has also been added to pull up the Application for a Certificate to Proceed.

LAKE SLOT LIMITS



This is the "initial" proposed limits for GHEHA's lake fishing. After we see how the fishing is going, we can expect there will be some adjustments to the limits.

Pan Fish (bluegill/bream): Minimum length 7", limit of 10 per day.

Catfish: minimum length 14", limit of 4 per day.

Large Mouth Bass: slot size to keep 14 – 17", limit of 2 per day. Note: any bass less than 14" in length that appears undernourished (big head and small body) can be kept and taken out of the lake. Although, healthy bass in the 14-17" slot limit are acceptable to

keep. It is recommended that during spawning season that healthy fish of this size to be returned to the lake. If you catch a large bass over 5 pounds please place it back in the lake.

Note: bass spawn in the spring when waters warm up to the 60-degree range.

GHEHA ARCHITECTURAL CONTROL COMMITTEE

Our Architectural Control Committee (GHACC) is here to assist you in a smooth completion of your project.

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, (985) 886-6038 or (504) 390-2177 or Elliott Hano, (985) 400-5995 or (504) 913-8317, for a Certificate to Proceed to be issued. **NO CONSTRUCTION SHALL BEGIN WITHOUT AN APPROVED CERTIFICATE TO PROCEED.**

A Certificate to Proceed will not be issued until a St. Tammany Parish Building Permit has been issued. A copy of the permit must be submitted to the GHACC along with the other required documents per the Architectural Control Committee Rules and Regulations, Section 2.1.

The Architectural Control Committee Rules and Regulations states under Section 1.1.2.

The GHACC shall have fifteen (15) days after receipt of all required documents to approve or disapprove any application for construction for any structure.

Please allow enough time for this process to be completed before commencement of any type of construction.

BOARD OF MANAGER MEETINGS

If any member has a matter that needs to be brought before the Board, please contact the Board through the website for the date of the next board meeting so you may attend.

With family commitments, school activities and full-time jobs, it is exceedingly difficult to schedule ahead of time monthly board meetings for the year.

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 through the website.

BOARD OF MANAGERS:

Steve Roberts, President
Mike Wolford, Vice President
Judy Coker, Secretary
Bonnie Hebert, Treasurer
Susan Chartier, Board Member

WEBSITE:

www.grandehills.org

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