

# GRANDE HILLS ESTATES

Volume 24, Issue 3

P. O. Box 395, Bush, LA 70431

www.grandehills.org

December 2021



## 2022 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 2022 Annual Budget will be held on **SATURDAY, JANUARY 29, 2022, at 12:00 NOON.** The meeting location will be at the Bush Fire Station on Hwy. 21.

The records of the Association are being converted to digital format to avoid the accumulation of paper being stored. This process is over half complete. Therefore, binders of documents will not be transported to the fire station at the time of the annual meeting.

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 29<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.



## PROPOSED BUDGET

As everyone knows that watches any news, the key word for 2021 is – Inflation. We have all read and heard the news of gas prices going up and up, how home heating and electricity will be anywhere from 40% to 100% higher this year. It does affect all aspects of everything. As the upcoming budget for 2022 was reviewed, there had to be some account taken for the inflation factor. The Board reviewed each line of the budget one by one. Some we have held in check this year as we always continue to get every single dollar out of the budget possible. However, for the anticipation of coming increases we have had to make some minor adjustments. As you look thru the line-item listing of the budget you will see that the great majority of items we have kept in check or have remained remarkably close. We still have some expenditures left that are not reflected in this budget snapshot. We have the multiple mailings at this time of the year, and this added expense on the printing, etc. line item. We have some additional electrical bills to come and are in the process of working on a few other additional projects that will extend into next calendar year. The only line item we have run slightly over on for the year is website XL Technologies, as we have been converting the Association's records to

a fully digital and electronic system. This huge task has been both more time consuming and costly than originally anticipated. We are over halfway home on this project and will finish it in 2022.

The only two lines that we are proposing a budget increase on for 2022 are on the Insurance line and the lake and community management line. We have not had an insurance increase in a year, or two and two board members recently renewed their home insurance, and both went up, thus with inflation we must anticipate this increase. On the lake and community management line, we will have to repaint our entrance signs, do some work on the brick walls and are in the process of reworking the boat launch area to make the area more secure and safe. This as well as the continued care for the lake and community common area grounds will take some additional funds along with the inflationary impact on this cost.

With all of that noted, we are recommending a budget for 2022 of \$14,685.00. The budget for 2021 was \$13,985, thus an increase of 5%. This increase is below the inflation numbers nationally for 2021 as the October monthly inflation rate was at 6.2%. This proposal will move the per acre amount of assessments to \$11.70 per acre. The 2021 amount per acre was \$11.14, thus an increase of \$0.56 – 56 CENTS per acre ANNUALLY.

As always, the Board will do everything possible to watch every penny of our dues and properly take care of our wonderful home of Grande Hills Estates while keeping the lowest dues in St. Tammany Parish and the State of Louisiana. We ask for your **YES** vote on the budget to accomplish this task.

## CALL FOR NOMINATIONS

In preparation for the election of the Board of Managers, we are providing

# GRANDE HILLS ESTATES

Volume 24, Issue 3

P. O. Box 395, Bush, LA 70431

www.grandehills.org

December 2021

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 30, 2021**.



## 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.



## CRAWFISHMAN TRIATHLON

The triathlon will be discussed at the annual meeting.

## 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. Ostaly at 504-258-7626.



## 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, direct sunlight is very minimal and even less depending on the time of the year. So, a second solar panel was installed. After checking on the system after hurricane Ida, we found the light was not being charged, as the solar panel cables were disconnected. This issue has been corrected. This time of the year the rear entrance sign is in total shade most of the day. Hopefully, the addition of a second solar panel will provide additional power to fully charge the fixture's battery and keep the light on thru the night.



## 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), catfish and bass.

As of mid-2021, the Lake Committee will have achieved 2 full years since their work began and hopefully during this year, we will 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.

2021-22 Phase 4 plans:

- Allow additional fishing in lake by our members and harvesting of new bass.
- 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 and a half years is that we need additional fish habitat in the lake and will continue adding that through creative ways of building it and through **Christmas tree donations**.

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.

## Recommended slot limits:

- Pan Fish (bluegill/bream): minimum length 7", limit of 10 per day
- Catfish: minimum length 12", 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, bass in the 14-17" slot limit are acceptable to keep, it is recommended that during spawning seasons fish of this size should also be



# GRANDE HILLS ESTATES

Volume 24, Issue 3

P. O. Box 395, Bush, LA 70431

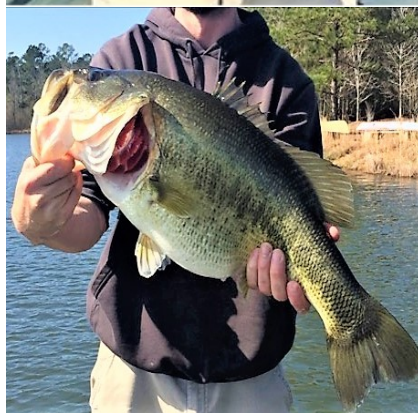
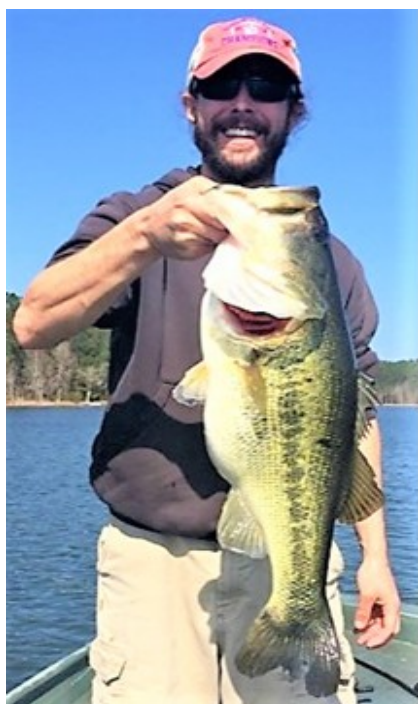
www.grandehills.org

December 2021

returned to the lake if they are healthy.

When is the spawning season for bass?

Depends on when the water temperature warms up to 60-65 degree range. Most likely late February – March is the time frame in south LA. Spawning period normally lasting one to two months during spring or summer.



A couple of bass caught and released in the lake February 2021 along with some 4 lb. catfish. So, it looks like we may be doing some good. Just need the big ones like these to stay in the

lake and spawn enough to improve the overall genetics.

## **\*\*IMPORTANT INFORMATION\*\***

A predatory fish has been caught in the lake that we need to try and get it removed before this fish harms the work we've been doing to improve our fish population. The predatory fish is a Chain Pickerel. A "very toothy" fish that likes to eat the fish we have been working on, to improve their population, in the lake. Where would this fish have come from and how can it be removed? Good question. Maybe someone put some in the lake. Any that are caught need to be taken out of the lake. If any are caught, please send an email to the board thru our web site to advise us.



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.

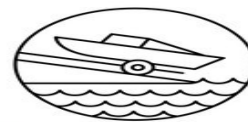
The Association appreciates the lake committee members' continued dedication to the improvement of our lake.



## **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

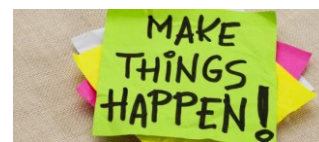
by 1/24/2022. The collected trees will be recycled to supply a habitat for the fish.



## **GHEHA COMMON AREA/ BOAT LAUNCH**

There have been issues with individuals at the lake's edge entering the private property adjoining the GHEHA common area. The property line was recently cleared of trees and brush exposing an existing wood rail fence between the two properties. The board plans on replacing the old wood fencing with a new vinyl rail fence that extends to the water's edge. Due to hurricane IDA this project has been delayed into 2022. We extend thanks to Mike Wolford, and Mike and Susan Chartier for clearing the property line and hauling/burning the brush and trees.

## **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!!

# GRANDE HILLS ESTATES

Volume 24, Issue 3

P. O. Box 395, Bush, LA 70431

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

December 2021

## LEGAL COUNSEL

The Board has selected new legal counsel whose practice specializes in the representation of homeowner associations.

## 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 and approval of a Certificate to Proceed.

Please understand that all 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.

## RESURFACING

We are pleased to report that Seattle Slew has recently been resurfaced. The Association thanks Ms. Cheryl

Tanner for continuing to work with us in improving our roadways.

## BOARD OF MANAGER MEETINGS

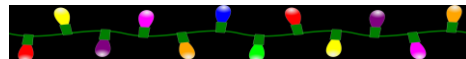
With family commitments, school activities and full-time jobs, it is difficult to schedule ahead of time monthly board meetings for the year. The Board requests that if any member has a matter that needs to be brought before the Board, please send us an email through the Association's website to receive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

## PRESSURE WASHING

Pressure washing of our entrance signs (front and rear) and the brick walls are scheduled for this month. We will temporarily remove the holiday decorations prior to the cleaning and will replace the decorations after completion.



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.



## PINE STRAW

Thank you to the volunteers who have placed pine straw around the oak trees on Grande Hills Blvd.

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

### WEBSITE:

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

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



**NOMINATION FORM**  
FOR THE ELECTION OF FIVE MEMBERS TO THE  
BOARD OF MANAGERS OF THE  
GRANDE HILLS ESTATES HOMEOWNERS' ASSOCIATION, INC.  
YEAR 2022

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 30, 2021\*\*\***

**\*\*\*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.

BUDGET FOR 2021 AND PROPOSED BUDGET FOR 2022			
<u>Description of Expenses</u>	<u>Budget 2021</u>	<u>Expenses Incurred 2021</u>	<u>Proposed Annual Budget 2022</u>
Printing, Stamps, Envelopes, Labels, etc.	\$1,000.00	\$488.03	\$1,000.00
Post Office Box Rental	\$125.00	\$122.00	\$125.00
Washington St. Tammany Electric/Front Entrance Lights	\$550.00	\$319.83	\$550.00
Secretary of State	\$10.00	\$10.00	\$10.00
Grass Maintenance and Landscaping	\$3,850.00	\$3,533.20	\$3,850.00
Liability Insurance	\$4,300.00	\$4,183.52	\$4,500.00
Legal/Attorney/Legal Retainer	\$500.00	\$100.00	\$500.00
St Tammany Farmer Newspaper	\$20.00		\$0.00
Bank Charges	\$50.00		\$50.00
Website XL Technologies inc	\$1,080.00	\$1,358.30	\$1,100.00
Lake and Community Management	\$2,500.00	\$62.00	\$3,000.00
BUDGET FOR 2021 AND 2021 EXPENSES INCURRED ENDING 11/30/21	<b>\$13,985.00</b>	<b>\$10,176.88</b>	
TOTAL PROPOSED BUDGET FOR 2022			<b>\$14,685.00</b>
The annual assessment for 2022 is determined by dividing the approved budget of \$14,685.00 by the total amount of acres in Grande Hills (1255.11) which would be \$ 11.70 per acre multiplied by your total acreage.			