

# GRANDE HILLS ESTATES

Volume 25, Issue 1

P. O. Box 395, Bush, LA 70431

www.grandehills.org

January 2022



## **2022 ANNUAL MEMBERSHIP MEETING**

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

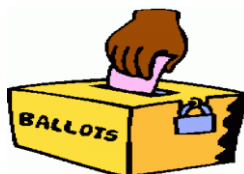
In voting for the annual budget, another copy is enclosed.

In accordance with the By-Laws, Article V, 6, enclosed is a copy of the 2021 yearly itemization of expenses and amounts received.



## **ASSOCIATION'S BOOKS**

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.



## **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 29, 2022, at 9:00 a.m.** In-person deliveries of ballots are to be submitted between **9:00 a.m. and 10:00 a.m., on January 29th.**



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 2022 meeting are:

**Mr. David Holloway, Realtor, Smith & Core Realty Co.**

**Ms. Cheryl Tanner, Councilwoman.**



1. Fencing – Boat Launch
2. Road Resurfacing
3. Crawfishman Triathlon

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## **ASSESSMENTS**

The 2022 assessment invoices 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, 2022**. If unpaid, late fees will apply. We thank you once again for your assessments being paid on time.



## **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.



## **FACELIFT TO OUR ENTRANCES AND BOAT LAUNCH AREA**

Both entrance signs have been pressure washed along with the brick walls at our front entrance. This project was necessary as there was a

buildup of mildew/fungus on these structures. Our entrances are shining again!

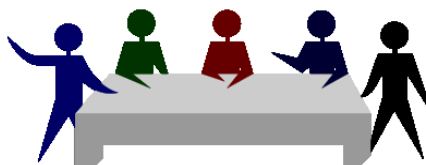
The boat launch area has gotten a facelift. The overgrown weeds/brush at the entrance by the gate has been cleared and removed. In addition, Mike and Susan Chartier and Mike Wolford volunteered their time to clear the area by the adjoining property to prepare the area for the installation of a fence along the property line. This was a labor intense project, and we thank them for donating their time and labor.

Hopefully, this project can be accomplished by the end of spring.



## **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.



## **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 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. A \$25.00 refundable deposit is required to obtain a key. Our Board Member Susan Chartier will now take over this project. Please call Susan at (985) 809-1455 for a key to the boat launch.

A big **THANK YOU** to A.J. Ostarly for handling this project for the past years.

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

## **WEBSITE:**

[www.grandehills.org](http://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 29, 2022 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.

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**PLEASE VOTE FOR NO MORE THAN FIVE CANDIDATES:**

**JUDY COKER**\_\_\_\_\_

**SUSAN CHARTIER**\_\_\_\_\_

**BONNIE HEBERT**\_\_\_\_\_

**STEVE ROBERTS**\_\_\_\_\_

**MIKE WOLFORD**\_\_\_\_\_

**Write in Candidates:**\_\_\_\_\_

\_\_\_\_\_

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**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\_\_\_\_\_

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**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. 29, 2022. 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 2021**

<b>BALANCE FORWARDED FROM DECEMBER 31, 2020.....</b>	<b>\$ 32,337.71</b>
<b>INCOME:</b>	
Crawfishman Triathlon donation.....	\$ 750.00
Boat Launch Key Deposits.....	\$ 50.00
Return of Legal Retainer-Lape.....	\$ 6,977.03
Assessments plus delinquent charges.....	\$ 14,103.17
<b>TOTAL INCOME RECEIVED IN 2021.....</b>	<b>+ 21,880.20</b>
<b>BALANCE.....</b>	<b>\$ 54,217.91</b>
<b>EXPENSES FOR 2021.....</b>	<b>- 11,672.28</b>
<b>BANK BALANCE (12/31/2021).....</b>	<b>\$ 42,545.63 *</b>
<b>BALANCE IN RESERVE FUNDS (Legal Defense, Operational Reserve, Key Deposit, Lake &amp; Community) .....</b>	<b>- 22,761.02</b>
<b>\$11,961.83      \$9,057.60      \$710.00      \$1,031.59</b>	
<b>DEPOSIT TO ESCROW ACCOUNT 12/30/21 with Attorney Charles Sutton.....</b>	<b>- 6,897.00</b>
<b>GHEHA YEAR END LIQUIDITY.....</b>	<b>\$ 12,887.61</b>

\* Check to Attorney Sutton – escrow account not cleared with bank in 2021 - \$ 6,897.00

**DESCRIPTION OF EXPENSES FOR 2021 AND PROPOSED BUDGET FOR 2022**

<u>Description of Expenses</u>	<u>Budget 2021</u>	<u>Expenses 2021</u>	<u>Proposed Annual Budget – 2022</u>
Printing, Stamps, Envelopes, Labels, etc.	\$ 1,000.00	\$ 735.92	\$ 1,000.00
Post Office Box Rental	125.00	122.00	125.00
Washington St. Tammany Electric (Front Entrance Lights)	550.00	559.83	550.00
Secretary of State	10.00	10.00	10.00
Grass Maintenance & Landscaping	3,850.00	3,854.40	3,850.00
Liability Insurance	4,300.00	4,183.52	4,500.00
Legal/Attorney/Retainer Fees	500.00	580.00	500.00
St. Tammany Farmer	20.00		0.00
Bank Charges	50.00		50.00
Website XL Technologies, Inc.	1,080.00	1,502.30	1,100.00
Lake & Community Management	2,500.00	124.31	3,000.00
<b>BUDGET FOR 2021</b>	<b>\$ 13,985.00</b>		
<b>2021 BUDGETED EXPENSES INCURRED</b>		<b>\$ 11,672.28</b>	
<b>TOTAL PROPOSED BUDGET FOR 2022</b>			<b>\$ 14,685.00</b>
<p>Your assessment for 2022 is determined by dividing the proposed annual budget of \$ 14,685.00 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.</p> <p><b>\$ 14,685.00 divided by 1255.11 acres = \$ 11.70 per acre for 2022. Your assessment would be \$ 11.70 multiplied by the amount of acreage you own.</b></p>			
2 Checks outstanding for 2021 –			
Safe Wash Solutions (pressure washing entrance signs/brick walls)	\$ 600.00		
Corporate Green (clearing brush by boat landing)	\$ 780.00		
TOTAL of checks not cleared with bank -	\$1,380.00	\$ 1,380.00	
Total expenses incurred for 2021 budget including checks not cleared but written in Dec. 2021.		\$ 13,052.28	