

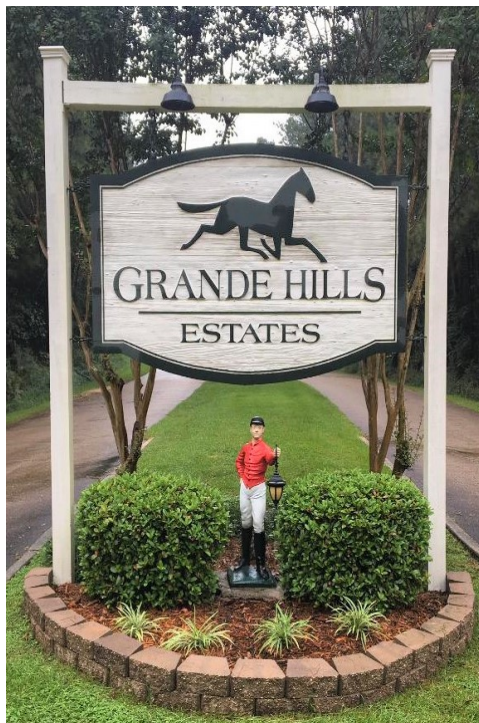
GRANDE HILLS ESTATES

Volume 25, Issue 2

P. O. Box 395, Bush, LA 70431

www.grandehills.org

February 2022



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

ANNUAL BUDGET



The 2022 proposed annual budget in the amount of \$14,685.00 was **APPROVED** by 94.41%. Therefore, each member's annual assessment for 2022 is **\$11.70 per acre owned**.



ASSESSMENT INVOICES

Your invoice for the 2022 annual assessment is enclosed with this Newsletter.

The assessments are due by **APRIL 30, 2022**, and will become delinquent on **MAY 1, 2022**.

Please ensure your payment is **RECEIVED** by the Association **BEFORE May 1, 2022**.

The Association has expenses that are currently due, so your prompt remittance is appreciated.

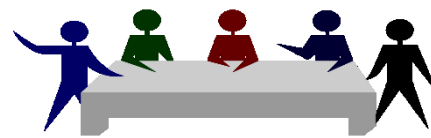
Thank you for your continued support of your Association.



LATE FEE

The board passed a resolution to institute a late assessment fee of **\$25.00** for assessments paid late or not in full. A Rules and Regulations is enclosed with this newsletter adopting a late assessment fee. Assessments are due on or before April 30th (due in GHEHA Post Office Box). This late fee is necessary due to continued late payments year after year from some members. Any payment, not received in full on or before April 30th, 2022, will be late and will be returned to you along with additional fees as applicable of the late fee, and all other related costs. If not paid within 7 days of the revised assessment fees, the Board is then required to file a claim to the Justice of the Peace for Small Claims Court in St. Tammany Parish. If not paid at this point, a lien will be placed on your property. Please pay your assessments in full on or before **April 30th**.

ELECTION COMMITTEE



Many thanks go out to the Election Committee, which consisted of: Jon and Jessica Oglesby, Linda Pippins and Jay Williams. They did an excellent job completing the counting of the ballots well before the annual meeting started. They said it was truly a team effort!

SUMMARY OF THE 2022 ANNUAL MEMBERSHIP MEETING

2022 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 2022 Board of Managers for the GHEHA was held on January 29, 2022.

The results are:

Judy Coker – 497.42 acres
Susan Chartier – 497.42 acres
Bonnie Hebert – 497.42 acres
Steve Roberts – 497.42 acres
Mike Wolford – 497.42 acres

There were no write in candidates.

Your new Board of Managers met on February 4, 2022, and their positions on the Board are as follows:

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

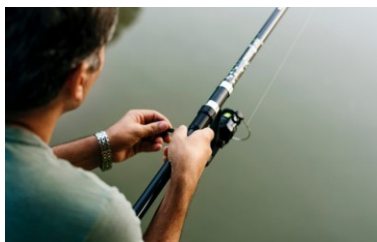
Our guest speaker, Ms. Cheryl Tanner, Councilwoman for our district, was present and offered her assistance if needed. She gave us some updates on the various projects in and around St. Tammany Parish. She advised that the contractors are not complete with the resurfacing of Hwy. 21. She stated that Hwy. 3241 to I-12 from Bush has started with Phase 3 first by Hwy. 40 in Bush.

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 still rocketing, and interest rates are still low.

Mr. Ken Cooper gave us an update on the progress being made at the lake. He thanked the members who donated their Christmas trees.

The lake committee requests that should you catch a fish that is under nourished which has a big head and 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



THE FISHING RULES OF THE LAKE ARE:

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 returned to the lake if they are healthy.

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

It was suggested by the lake 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.

CRAYFISHMAN TRIATHLON



Dion and Christina McKinley spoke about the upcoming **Crawfishman Triathlon** at our lake, scheduled for **Sunday, May 22, 2022, at 7:00 a.m.** There were no objections to this event taking place. 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.

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

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. If you would like a key to

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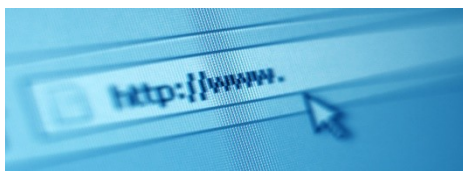
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www.grandehills.org

February 2022

the boat landing, please call our Board Member Susan Chartier at (985) 809-1455.

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.



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**.



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.



SANITATION COMPANIES

For the new residents to our community below are sanitation companies who pick up garbage in Grande Hills:

Coastal Environment, 985-781-3171
Diamond Waste, 985-898-3482
Smelly Kelly, 601-799-1107



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.

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, Special Assistant

WEBSITE:

www.grandehills.org

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

REMINDERS



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

GRANDE HILLS ESTATES HOMEOWNERS ASSOCIATION, INC.
RULES & REGULATIONS FOR FINES
(EFFECTIVE AS OF FEBRUARY 4, 2022)

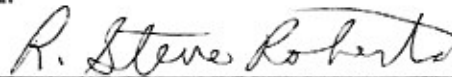
A meeting of the Board of Managers ("the Board") of Grande Hills Estates Homeowners Association, Inc. ("the Association") was held on February 4, 2022 with the required quorum present. At the meeting,

IT WAS RESOLVED THAT:

1. The Board is authorized by the Association's governing documents to adopt or amend reasonable rules and regulations concerning, among other matters, the details of operation for the Association.
2. In addition, the Board is authorized by the Association's governing documents to assess additional charges to owners who fail to pay any assessment by the due date.
3. Pursuant to the foregoing authority, the Board adopts these Rules and Regulations for Fines.
4. Specifically, any Owner who fails to pay the Owner's yearly assessment by April 30th of that year shall be assessed, in addition to the yearly assessment, a \$25.00 delinquent fee.
5. In addition, any Owner who fails to pay any other assessment by the due date thereof shall be assessed, in addition to any such other assessment, a \$25.00 delinquent fee.

Written notice of the adoption of these Rules & Regulations for Fines and a copy thereof shall be furnished to each Owner, and thereafter, these Rules and Regulations for Fines shall be in effect as of February 4, 2022. A copy of these Rules and Regulations for Fines shall be maintained at all times in the records of the Association.

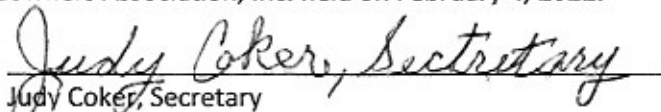
Resolved, this 4th day of February, 2022.



Steve Roberts, President
Grande Hills Estates Homeowners Association, Inc.

CERTIFICATE

I, Judy Coker, Secretary of Grande Hills Estates Homeowners Association, Inc., hereby certifies that the above is a true and correct recordation of the transaction which occurred at the Board of Managers meeting of Grande Hills Estates Homeowners Association, Inc. held on February 4, 2022.



Judy Coker, Secretary
Grande Hills Estates Homeowners Association, Inc.