

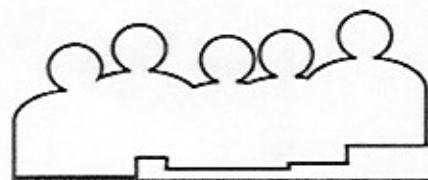
GRANDE HILLS ESTATES

Volume 26, Issue 1

P. O. Box 395, Bush, LA 70431

www.grandehills.org

January 2023



2023 ANNUAL MEMBERSHIP MEETING

The Annual Meeting of the membership for electing a five-member Board of Managers and approval of the 2023 Annual Budget will be held on **SATURDAY, JANUARY 28, 2023, 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.

There were five Nomination Forms received in the mail nominating the current Board of Managers. Thank you for participating in the election process.

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 yearly itemization of expenses and amounts received.



ASSOCIATION'S BOOKS

The Association is pleased to report that it has completed this major project of converting documents to digital format and has now gone paperless. 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 28, 2023, at 9:00 a.m.** In-person delivery of ballots are to be submitted between **9:00 a.m. and 10:00 a.m., on January 28th.**

Ballots received **AFTER 10:00 a.m. on January 28, 2023, WILL NOT BE COUNTED.** Considering the slow delivery of mail these days, please send in your ballot early. Last year, there were several ballots received in the mail after the day of the annual meeting which could not be counted.

WE WANT YOU

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



GUEST SPEAKERS

Our guest speakers for the 2023 meeting are:

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

Ms. Cheryl Tanner, Councilwoman.



1. Fencing-Boat Launch COMPLETE
2. Road Resurfacing-Belmont Park COMPLETE
3. Lake Erosion Project
4. Grande Hills Entrance Signs
5. Waldheim Land Rezoning for a Dollar General
6. Delinquent fees-Assessments

2023 SUBDIVISION MAINTENANCE PROJECTS

Boat Launch Shoreline Erosion



The boat launch shoreline has an erosion issue. Attention to this problem was brought to the board by Ken Cooper, a member of the Lake Committee. The board received two bids to shore up and protect the shoreline which are coming in around

\$7,000.00. Our goal was to complete this project in 2022, but the board decided to wait due to the inflated material costs of the project. The material being proposed is a stiff clay base to line the shore and then topped with Gabion stone (limestone). Due to the low river level the availability of the Gabion stone is in short supply. The poor availability of the Gabion stone is creating an increased demand and inflated cost for the stone. After talking to the contractors regarding the issues influencing the material costs and availability, the board decided to delay the project. Hopefully, the spring snow melt will improve the Mississippi river level, allowing more of the stone to be shipped, improving the available quantity of the stone. With improved inventory, hopefully, the costs and availability will not be so volatile.



Refurbishment and the Preservation of our Entrance Signs

Our entrance signs need to be taken down, cleaned, painted and re-mounted. The front entrance sign on Highway 21 receives an excessive amount of sun exposure throughout the day and is experiencing peeling. The entrance sign facing Highway 1083 does not receive intense sun exposure requiring cleaning and touch-up. The board is in the process of obtaining bids to take the signs down, perform the necessary work and then remount the signs.



ASSESSMENTS

The 2023 assessment invoices will be in the mail to you shortly, and as a reminder the total amount due is to be paid in full on or before **April 30, 2023**. 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.

thank you!

A big thank you to Art and Dolores Price for the holiday decorations placed at the entrance to our subdivision.

There was an electrical issue on the pole at the front entrance that Ron

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Trupp and his son-in-law repaired. Thanks to both of you for handling this problem.

Thank you to all the members of our community for your support and assistance in making our subdivision a beautiful and safe place to live.



DOLLAR GENERAL'S REQUEST TO REZONE LAND IN WALDHEIM

Two board members attended the St. Tammany Parish Zoning Commission meeting on Tuesday, January 3rd at the Council Chambers on Koop Drive for a hearing on an application (2022-3122-ZC) for a proposed change of zoning of land from A-1A Suburban District to NC-5 (Retail and Service District) which is a small scale service with a maximum 12,500 sq. ft. This land is located next to Milne on Alexander Drive and The Waldheim Church cemetery on Highway 21.

The petitioner is Dorsey Development DG, LLC (DOLLAR GENERAL) and the owner of the land is Kivett & Reel, LLC. There was a large opposition present at this hearing stating they do not want a Dollar General in Waldheim. Several people spoke stating this area is residential and there is already a Dollar General, a Family Dollar and a Dollar Tree in Bush. After much discussion, the Commission DENIED their request to rezone.

Any of the parties have until Friday, January 13, 2023, to appeal this denial to the Parish Council.

Do the residents want a Dollar General built up the highway from Grande Hills Estates?

Ms. Cheryl Tanner, Councilwoman for our district suggests you send your opinion to her by email at ctanner@stpgov.org. Please include your name and address in your email.

A petition opposing this rezoning will be available at the annual meeting on January 28th.

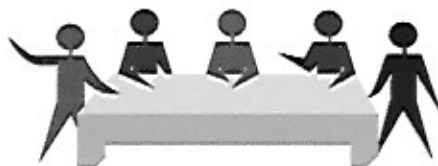
Backroads Mercantile on Hwy. 21 will also have the petition opposing this rezoning, if you wish to sign.

The Association will continue to monitor this issue should it go before the Parish Council.



CHRISTMAS TREES

The lake committee wants your Christmas tree. Please place your tree (without any flocking, tinsel, or lights) in the boat launch area by JANUARY 24th. 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. Please call Board Member Susan Chartier at (985) 809-1455 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
Mike Wolford, Vice President
Bonnie Hebert, Treasurer
Judy Coker, Secretary
Susan Chartier, Board Member

WEBSITE:

www.grandehills.org

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



BUDGET FOR 2022 AND PROPOSED BUDGET FOR 2023			
Description of Expenses	Budget 2022	Expenses Incurred - 2022	Proposed Annual Budget 2023
Printing, Stamps, Envelopes, Labels, etc.	\$1,000.00	\$1,109.02	\$1,250.00
Post Office Box Rental	\$125.00	\$130.00	\$140.00
Washington St. Tammany Electric/Front Entrance Lights	\$550.00	\$550.00	\$650.00
Secretary of State	\$10.00	\$10.00	\$10.00
Grass Maintenance and Landscaping	\$3,850.00	\$3,854.40	\$3,850.00
Liability Insurance	\$4,500.00	\$4,340.49	\$4,500.00
Legal/Attorney/Legal Retainer	\$500.00	\$500.00	\$500.00
Boat Launch Key Fund	\$0.00	\$262.20	
Bank Charges	\$50.00		\$50.00
Website XL Technologies Inc	\$1,100.00	\$569.00	\$950.00
Lake and Community Management *	\$3,000.00	\$2,654.00	\$3,000.00
BUDGET FOR 2022 AND 2022 EXPENSES INCURRED ENDING 12/31/22	\$14,685.00	\$13,979.11	
TOTAL PROPOSED BUDGET FOR 2023			\$14,900.00
The annual assessment for 2023 is determined by dividing the approved budget of \$ 14,900.00 by the total amount of acres in Grande Hills (1255.11) which would be \$ 11.87 per acre multiplied by your total acreage.			
Moved \$6,897.00 on 1/14/22 to Retainer with Association attorney		\$6,897.00	
Withdrawn from Legal Defense Fund-Court Costs to Justice of the Peace Kahi-Assess Clams		\$500.00	
Deposited Refund from members for court costs to Legal Defense Fund-\$500 (Aug/Sept)			
*Moved Balance of \$346.00 in 2022 Budget to Lake & Community Reserve Fund			

GRANDE HILLS ESTATES HOMEOWNERS ASSOCIATION, INC
BALANCE RECORD OF INCOME/EXPENDITURES FOR THE YEAR 2022

BALANCE FORWARDED FROM DECEMBER 31, 2021.....	\$ 42,545.63
INCOME:	
Crawfishman Triathlon donation.....	\$ 750.00
Boat Launch Key Deposits.....	\$ 125.00
Assessments plus delinquent charges.....	\$15,629.51
TOTAL INCOME RECEIVED IN 2022.....	+ 16,504.51
BALANCE.....	\$ 59,050.14
EXPENSES FOR 2022.....	- 21,376.11
BANK BALANCE (12/31/2022).....	\$ 37,674.03
BALANCE IN RESERVE FUNDS (Legal Defense, Operational Reserve, Key Deposit, Lake & Community)	-25,345.51
\$11,961.83 \$9,057.60 \$572.80 \$3,753.28	
GHEHA YEAR END LIQUIDITY.....	\$ 12,328.52

DESCRIPTION OF EXPENSES FOR 2022 AND PROPOSED BUDGET FOR 2023

<u>Description of Expenses</u>	<u>Budget 2022</u>	<u>Expenses 2022</u>	<u>Proposed Annual Budget - 2023</u>
Printing, Stamps, Envelopes, Labels, etc.	\$ 1,000.00	\$ 1,109.02	\$ 1,250.00
Post Office Box Rental	125.00	130.00	140.00
Washington St. Tammany Electric (Front Entrance Lights)	550.00	550.00	650.00
Secretary of State	10.00	10.00	10.00
Grass Maintenance & Landscaping	3,850.00	3,854.40	3,850.00
Liability Insurance	4,500.00	4,340.49	4,500.00
Legal/Attorney/Retainer Fees	500.00	500.00	500.00
Boat Launch Key Fund	0.00	262.20	0.00
Bank Charges	50.00	0	50.00
Website XL Technologies, Inc.	1,100.00	569.00	950.00
Lake & Community Management *	3,000.00	2,654.00	3,000.00
BUDGET FOR 2022	\$ 14,685.00		
2022 BUDGETED EXPENSES INCURRED		\$ 13,979.11	
TOTAL PROPOSED BUDGET FOR 2023			\$ 14,900.00
<p>Your assessment for 2023 is determined by dividing the proposed annual budget of \$14,900.00 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>\$ 14,900.00 divided by 1255.11 acres = \$ 11.87 per acre for 2023. Your assessment will be \$ 11.87 multiplied by the amount of acreage you own.</p>			
-Moved \$6,897.00 on 1/14/22 to Retainer with GHEHA attorney		\$ 6,897.00	
-Withdrawn from Legal Defense Fund-Court Costs to Justice of the Peace Kahl-For Non-Payment of Assessment Claims		\$ 500.00	
Deposited Refund from members for court costs back to Legal Defense Fund - \$500.00 (August/Sept.)			
* Moved Balance of \$346.00 in 2022 Budget to Lake & Community Reserve Fund			
		\$ 21,376.11	

BALLOT

For the ANNUAL ELECTION of the Board of Managers of the
GRANDE HILLS ESTATES HOMEOWNERS ASSOCIATION, INC.
JANUARY 28, 2023 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. 28, 2023. Mail-in ballots must be postmarked early enough to insure arrival at P.O. Box 395, Bush, LA 70431 by 9:00 a.m. on the day of the meeting. **BALLOTS RECEIVED AFTER 10 A.M. WILL NOT BE COUNTED.** Ballots not returned in the marked envelope are subject to be opened prior to the meeting to verify contents. **DUE TO SLOWER DELIVERY OF MAIL, PLEASE SUBMIT YOUR BALLOTS EARLY!!**