

GRANDE HILLS ESTATES

Volume 26, Issue 3

P. O. Box 395, Bush, LA 70431

www.grandehills.org

December 2023



2024 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 2024 Annual Budget will be on **SATURDAY, JANUARY 27, 2024, at 12:00 NOON**. The meeting location is the Bush Fire Station on Hwy. 21.

The Association's books will no longer be available at the annual meeting, as the Association has now gone paperless. The documents are now in a digital format to avoid the accumulation of stored paper. Members can review the documents on the Association's web site, www.grandehills.org.

Ballots with the nominees names for election to the 2024 Board and to vote for the approval of the proposed 2024 budget are mailed in January. Please mail your ballots back early to avoid delivery after the date of the meeting. Your ballot will not be counted if it arrives by mail after January 27th. The **deadline for hand delivered member ballots is 10:00 a.m. on the day of**

the meeting, but the meeting will start at **12:00 Noon**.

We urge you to participate in the election process to approve the budget and elect a board of managers. A quorum is necessary to conduct a meeting, a meeting cannot commence without reaching a quorum. **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.

2023 ASSESSMENTS

The Association thanks the members for getting in their yearly assessment by April 30th. As you know, our yearly assessments are very reasonable and paid annually, which is **always due by April 30th of each year**. The Board submits to the membership the annual proposed budget for approval before sending invoices out in early February. The Board sent certified letters to five members advising of delinquent assessments. The Board filed legal action, as required by our By-Laws and Covenants, to collect from three members. The Association has collected all assessment payments from the 159 members and has recovered the expenses incurred to collect the assessments.



2024 BUDGET REVIEW

After years of holding the budget as tight as possible, we will have to recommend to the members of GHEHA a slight increase for 2024. We all know the rates of inflation over the last couple of years and have seen the

9% on top of 9% numbers. We are all familiar with the insurance rates we have had increases on as well as the increases in electricity and virtually every part of life. Our community is not immune from those increases. The 2024 Budget recommendation is an increase of 0.80 (80 cents per acre), thus on the typical 5-acre lot, an increase of 4.00 for the YEAR.

As you can see on the enclosed budget sheets, insurance came in above expectations and is the largest increase of all the lines on the budget. We do not know if there will be an additional increase this coming year. Electrical billing was slightly lower for the entire year, and we paid the left over ahead in hopes that it would absorb any increases in 2024, thus leaving the budget the same. Stamps, paper, and printing have had slight increases. We were able to lower the Computer/Website expenses as the cost of converting records to electronic communication will be decreasing.

In the coming month, you will see the refurbished signs going up at the front and rear entrances as this project has been worked through and will preserve our beautiful entrance signs. You will also see work begin on the restoration of the Lake Erosion problem. As you may remember, we had original quotes on this project of \$10,000.00 - \$14,000.00. The board made the decision to wait for stone prices to drop and get additional quotes at the slower time of the year. This work will now come in at a cost of \$7,790. The reserves that were built up in the Lake & Community Fund as well as the 2023 budget funds will pay for the great majority of this project with NO special assessments.

As always, the Board will continue to work most diligently to keep costs at the lowest possible point, and we are glad to continue to say we have the **LOWEST** association dues in the parish and the state. We ask for your support on the 2024 Budget Proposal

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to continue to keep our special community the very best it can be.

CALL FOR NOMINATIONS FOR BOARD OF MANAGER POSITIONS

In preparation for the election of the Board of Managers held at the annual meeting in January we are providing you with 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.** Please mail your completed nomination form to: **GHEHA, P. O. Box 395, Bush, LA 70431.** Receipt of the form is required by **DECEMBER 30, 2023.**



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, P.O. Box 395, Bush, LA 70431.**

AGENDA ITEMS

Any items for discussion you wish to have on the agenda for the 2024 annual meeting may be included on the back of the nomination form or sent as a separate attachment.



We extend a big welcome to the new families who have moved into our beautiful subdivision. We look forward to meeting you at our meeting in January.



CRAWFISHMAN TRIATHLON

The subdivision had another successful year with the triathlon. The Association received a donation of \$750.00. This donation went toward the cost of constructing a new fence at the boat landing.



Our Lady of the Lake Physician Group MONEY HILL WALK-IN CLINIC

We would like to welcome Our Lady of the Lake Physician's Group – Money Hill Walk-In Clinic to our community. We are happy and grateful to have this facility in our neighborhood serving our community's primary care and urgent care needs.

Our Lady of the Lake Physician Group's Money Hill Walk-In Clinic provides exceptional primary care access, 7 days a week, with no appointment necessary. This innovative new ambulatory clinic provides care for the whole family with limited services for children under two years of age. Video visits available.

Primary care services are your best resource to stay healthy and to collaborate with an experienced professional who is dedicated to your overall wellness.

Most major insurances are accepted. Plus, as a patient you have access to a network of specialists and the advanced resources of Our Lady of the Angels Hospital in Bogalusa and Our Lady of the Lake Regional Medical Center in Baton Rouge.

Hours of operation are Monday through Friday 8 am to 7 pm, Saturday 8 am to 5 pm and Sunday 1 pm to 5 pm.

PROVIDERS:
Kelly Nastasi, NP
Family Medicine

Jennifer Brasuell, PA
Family Medicine

THE CLINIC'S PHYSICIAN
Tucker Madden, MD
Family Medicine

- PATIENT PERKS:**
- Now Accepting New Patients
 - Video Visits Available
 - Providing Care for Newborns and Above
 - In-Office Skin Procedures
 - Joint Injections

**AVAILABLE FOR SCHEDULED
VISITS**
MONDAY – FRIDAY

**? WALK-IN CLINIC OR
EMERGENCY ROOM?**

- WALK-IN CLINIC:**
- | | |
|---|----------------|
| - Cold | - Infections |
| - Cough | - Earaches |
| - Flu | - Pink Eye |
| - Fever | - Sore Throats |
| - Illness Related to a Chronic Disease | |
| - Sprains & Strains | |
| - Possible Broken Bones or Simple Fractures | |
| - Minor Burns | - Minor Cuts |
| - Nausea | - Bites |

- EMERGENCY ROOM:**
- Chest Pain
 - Shortness of Breath
 - Signs of Stroke: (sudden facial paralysis, numbness or weakness in the face, arm, or leg, slurred speech, impaired vision, or severe dizziness)
 - Severe Abdominal Pain
 - Uncontrolled Bleeding
 - Head Trauma
 - Seizure or loss of Consciousness
 - Severe Burns

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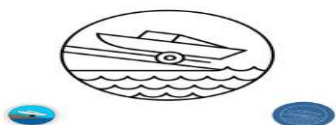
The Money Hill Walk-In Clinic should not be utilized for emergency treatment or services. If you are experiencing an emergency, please call 911 or visit the nearest emergency room.

MONEY HILL WALK-IN CLINIC
79630 Highway 21, Bush, LA
(985)-730-2252
ololrmc.com/northshore

BOAT LAUNCH KEYS



Numbered and assigned keys for the boat launch gate, should only be used by property owners in this subdivision. If you would like a key to the boat launch area, call Board Member: Susan Chartier, 985-809-1455. A \$25.00 deposit required to obtain a gate key. The deposit is refundable upon return of the key. Just a reminder, there is **no parking** on the dam.



GHEHA COMMON AREA/ BOAT LAUNCH

The lake shoreline at the boat landing has experienced continuous erosion. Bids for the repair of the shoreline were proposed, and the job has been awarded. The repair of the shoreline will begin December 2023, and we are expecting completion of the shoreline repair by the end of this year.



LAKE COMMITTEE

The Lake Committee has successfully completed the better part of the first three phases of their plan which included creating a new fish habitat in the lake and stocking the lake on two separate occasions. First in 2019 and then in 2020, with various species of bait fish (minnows, shad, bream), catfish and bass.

Since the beginning of this project the committee has achieved a self-sustaining food chain. That being a 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 panfish, bass, and catfish. Hopefully, the fishing will improve and provide more opportunities for all age groups to fish in the lake.

2022 - 2023 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 is that we need additional fish habitats in the lake and will continue adding that through creative ways of building it and through **Christmas tree donations**.

Hopefully, through our monitoring process or what is reported by members we will know if additional stocking of selected fish species is warranted during the year, or if we should just allow another additional year of maturation for what we have already completed.

Recommended slot limits:

- Pan Fish (bluegill/bream): minimum length 7", limit of ten per day
- Catfish: minimum length 12", limit of four per day.
- Large Mouth Bass: slot size to keep 14-17", limit of two per day. Note: any bass less than 14" in length that appears undernourished (big head and small body) can be removed out of the lake. Although bass in the 14-17" slot limit are acceptable to keep, we recommend that during spawning seasons, return of fish of this size, 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. The period is late February – March in south LA. Spawning period normally lasts one to two months during spring or summer.



A bass caught and released in the lake February 2021 along with 4 lb. catfish. We 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 was previously caught in the lake which we need to eliminate before this fish harms the work we have accomplished toward improving our fish population. The predatory fish is a Chain Pickerel, a "very toothy" fish that likes to eat the fish we are trying to improve. If you catch this fish, please remove it from

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the lake, and please send an email to the board through 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:

A suggestion by the committee that if any landowner who lives on the lake wants to dredge the shoreline of their property 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

BE SANTA CLAUS TO THE FISH !!!

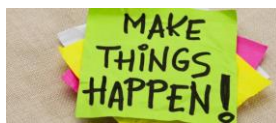
When you remove all the ornaments and are ready to discard your Christmas Tree, why not be like Santa Claus and deliver one more GIFT. Your Christmas Tree could be a gift to the fish in our Lake. Christmas Trees that are NOT Flocked and are clean of all ornaments and tinsel, etc. are needed for more fish to hatch and fill our lake even more. If you can take your tree to the lake boat launch area and place it inside the fenced area, the Lake Committee will be placing them in the lake to help out fish. If you do not have a way of getting your Christmas Tree to the Lake, please send the Board an email, and we will work with the Lake Committee to help make this happen. We Thank You and our Fish Thank You.

ENTRANCE SIGNS



Our entrance signs were removed for cleaning and repainting. Also, the cleaning and repainting of the support columns for the signs will be completed by the hired sign company. If all goes well and the weather cooperates hopefully the signs will be reinstalled before Christmas.

COMMITTEES



As the year concludes, the Association would like to thank the numerous volunteers who give their time, talent, and energy to make our community look great. We would like to thank all the chairpersons of the various committees. You are a major piece of 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 numerous ways throughout our community. The Board always looks forward to a full house at the membership meetings!!



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

A big **thank you** to our long-time member, Gene Veillon, CPA, who has volunteered for years to prepare and file the Association's yearly income tax return.

GHEHA ARCHITECTURAL CONTROL COMMITTEE



Please submit any new construction plans 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 a completed and approved Certificate to Proceed is necessary for any new construction. **All plans** for building structures, additions, fences, pools, etcetera, are submitted to the Architectural Control Committee for review and approval prior to commencement of the project.

Please submit the Certificate to Proceed form and your construction plans, if applicable, well in advance of commencement of the construction project to allow time for review and approval. The Certificate to Proceed form is located on our website.



There are "no parking signs" located on the dam by the lake on Churchill Downs Blvd. If you would like to fish, please contact board member Susan Chartier to obtain a key for the boat landing to fish within that area. Parking cars on the dam undermines the dam

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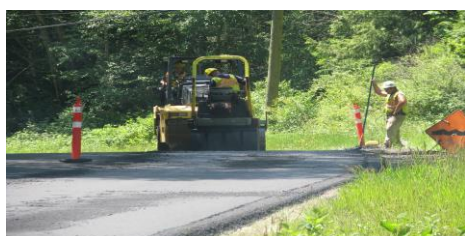
and will cause erosion to take place. St Tammany Parish does not want any cars parked on the dam at the lake.

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.

ROAD/RESURFACING



We are pleased to announce the planned resurfacing and the addition of curbs along the median of **Grande Hills Boulevard**. This project is on the 2024 schedule and will be a wonderful and welcome upgrade for our entrance boulevard and subdivision.

The Association thanks Ms. Cheryl Tanner for continuing to collaborate with us in improving our roadways.

The Association thanks her for the continuous support she provides to our subdivision and our district as our council member.

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 a member has a matter 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.

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, please direct it to your 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.

Important Contact Numbers:

Bush Post Office: 985-886-3423
St. Tammany Parish

Stray Animals/Animal Services:
985-809-0183

Cheryl
Tanner, Councilwoman
cst1186@charter.net
Cell 985-630-1515
Parish President's Office
985-898-2591

Building Permits 985-898-2574

Hickory Maintenance Barn
Street Repairs/Parish Grass
Cutting/Cleaning Ditches
985-886-2263
985-863-5392

St. Tammany Parish Sign Dept.
985-898-2557

Washington - St. Tammany Electric
Cutting trees under wires:
985-839-3562

Land Clearing Permits
985-898-2557

Mosquito Control
985-643-5050



[illegible]

NOMINATION FORM
FOR THE ELECTION OF FIVE MEMBERS TO THE
BOARD OF MANAGERS OF THE
GRANDE HILLS ESTATES HOMEOWNERS' ASSOCIATION, INC.
YEAR 2024

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, 2023*****

*****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.