

GRANDE HILLS ESTATES

Volume 27, Issue 3

P. O. Box 395, Bush, LA 70431

www.grandehills.org

December 2024



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.**

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 2025 Annual Budget will be on **SATURDAY, JANUARY 25, 2025, 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 2025 Board and to also vote for approval of the proposed 2025

budget will be mailed in January. **Please mail your ballots back early to avoid delivery after the date of the January meeting.** Your ballot will not be counted if it arrives by mail after January 25th. The deadline for hand delivered member ballots is **10:00 a.m. on the day of the meeting.** The membership 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 must be reached before the annual meeting can be conducted. **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.



AGENDA ITEMS

Any items for discussion you wish to have on the agenda for the 2025 annual meeting may be included on the back of the nomination form or sent as a separate attachment.



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, 2024.**

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2025 BUDGET REVIEW

After years of holding the budget as tight as possible, we will have to recommend to the members of GHEHA an increase for 2025. We all know the rates of inflation over the last couple of years has impacted the cost of goods and services. We are all familiar with the increased insurance rates we have had along with increases on electricity and virtually every part of life. Our community is not immune from those increases. The 2025 Budget recommendation is an increase of \$2.05 (80 cents per acre), thus on the typical 5-acre lot, an increase of \$10.25 for the YEAR.

As you can see on the enclosed budget sheets, grass maintenance and landscaping 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 for the liability insurance premium, but we have allocated for that possibility. 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 2025, thus leaving that line item

the same. Stamps, paper, and printing have had slight increases. We were able to maintain the Computer/Website expenses as the cost of converting records to electronic communication has decreased.

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 2025 Budget Proposal to continue to keep our special community the very best it can be.

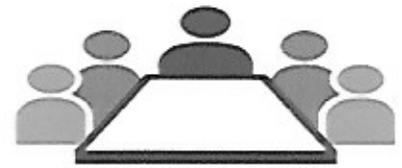


2024 ASSESSMENTS

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 Association is happy to report that 100% of the members are following the Association's covenants.

WELCOME

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.



BOARD MEMBER CHANGES

The Board wishes to thank Mike Wolford for his time and dedication to the board and this community. Mike has made the decision to resign as a member of the board, and we are sorry to see him go. Kirk Aymond has graciously accepted to fill the vacant position for the interim until the upcoming election. The Board also wishes to thank Elliott Hano for his time and dedication to this association and community, for serving on the Architectural Control Committee. Elliott has made the decision to resign as a member of the committee, and we are sorry to see him go. These two gentlemen were a big asset to improving our community. Michael Chartier has graciously accepted to fill Elliot's position on the GHACC.

GRANDE HILLS ESTATES

Volume 27, Issue 3

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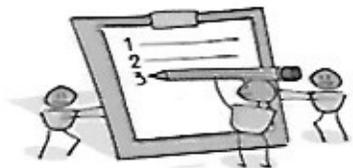
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December 2024



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.

A big thank you go to Art and Delores Price and Kirk Aymond for our Christmas decorations at the entrance.



LAKE AND COMMUNITY COMPLETED PROJECTS

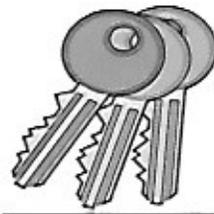
We are happy to report the completion of the following projects:

- ❖ Our handsome front and rear entrance signs were removed for cleaning and repainting and reinstalled. A big thank you to Helm Paint for their support and donation of the paint for our signs.
- ❖ Boat launch shoreline erosion project. A stiff clay base was installed to the shoreline, then a layer of concrete rip rap which was then topped with Gabion stone (limestone). The

contractor also removed a buildup of sediment in front the culverts to allow for improved water flow into the culverts.

- ❖ Addition of landscape lighting to our front entrance brick walls. A big thank you to Kirk Aymond for installing the low-voltage lighting.
- ❖ Completion of the resurfacing and the addition of curbs along the median of Grande Hills Boulevard. The Association thanks Ms. Cheryl Tanner for the continuous support she provides to our subdivision and our district as our council member.
- ❖ Resetting and addition of edging stones and shrub roses under the front entrance sign.

BOAT LAUNCH KEYS



Please note the boat launch keys are assigned to you by number and should only be used by property owners in this subdivision. A **\$25.00** refundable deposit is required to obtain a key. If you would like a key to the boat launch area, call board member: Susan Chartier, 985-809-1455. Please

remember this is a voluntary position, so please allow sufficient lead time to obtain a key and timely consideration when calling.



There are "**NO PARKING SIGNS**" located on the dam by the lake on Churchill Downs Blvd. Parking cars on the dam undermines the dam and will cause erosion to take place. St. Tammany Parish and the State of Louisiana does not want any cars parked on the dam at the lake. The board appreciates your cooperation with this matter.



LAKE COMMITTEE

The lake committee requests that if you catch a fish that is undernourished, big head and small body, please keep the fish. If you should catch a large bass over five pounds please

GRANDE HILLS ESTATES

Volume 27, Issue 3

P. O. Box 395, Bush, LA 70431

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December 2024

return the fish back to the lake. The committee is requesting feedback from the members to help evaluate the progress thus far as to the fishing and population in our lake. 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.



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.

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.

Please note:

It is recommended by the lake 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.

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!!

GHEHA ARCHITECTURAL CONTROL COMMITTEE



Please submit any new construction plans to our GHACC committee members: Kirk Aymond (504) 826-6035, Michael Chartier (504) 415-1421 or Jessica St. Pierre, (985) 886-6038 or Jessica's cell (504) 390-2177.

As stated in the Grande Hills Architectural Control Committee Rules and

GRANDE HILLS ESTATES

Volume 27, Issue 3

P. O. Box 395, Bush, LA 70431

www.grandehills.org

December 2024

Regulations a completed and approved Certificate to Proceed is necessary for any new construction. All plans for building structures, additions, fences, pools, et cetera, are to be 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.

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.

BOARD OF MANAGER MEETINGS

With family commitments 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
Susan Chartier Vice President
Judy Coker, Secretary
Bonnie Hebert, Treasurer
Kirk Aymond, Interim, Special Projects

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 and 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



Coastal Environment
985-781- 3171
Smelly Kelly 601-799-1107
Waldheim Waste 985-265-8538
Bayou Waste 985-590-7132



BUDGET FOR 2024 AND PROPOSED BUDGET FOR 2025			
<u>Description of Expenses</u>	<u>Budget 2024</u>	<u>Expenses Incurred - 2024</u>	<u>Proposed Annual Budget 2025</u>
Printing, Stamps, Envelopes, Labels, etc.	\$1,388.00	\$440.31	\$1,500.00
Post Office Box Rental	\$152.00	\$154.00	\$160.00
Washington St. Tammany Electric/Front Entrance Lights	\$650.00		\$650.00
Secretary of State	\$10.00	\$10.00	\$10.00
Grass Maintenance and Landscaping	\$4,000.00	\$4,499.72	\$6,200.00
Liability Insurance	\$5,500.00	\$5,373.68	\$6,000.00
Legal/Attorney/Legal Retainer	\$500.00	\$15.00	\$250.00
Boat Launch Key Fund	\$0.00	\$10.00	\$0.00
Bank Charges	\$50.00		\$50.00
Website XL Technologies Inc	\$650.00	\$425.00	\$650.00
Lake and Community Management	\$3,000.00	*6,414.08	\$3,000.00
A.J. Ostaly-Reimbursement for boat launch gate lock		\$124.39	
BUDGET FOR 2024 AND 2024 EXPENSES INCURRED.	\$15,900.00	\$17,466.18	
TOTAL PROPOSED BUDGET FOR 2025			\$18,470.00
The annual assessment for 2025 is determined by dividing the approved budget of \$ 18,470.00 by the total amount of acres in Grande Hills (1255.11) which would be \$ 14.72 per acre multiplied by your total acreage.			
* Overage of \$3,414.08 in Lake and Community Management deducted from liquidity.			

NOMINATION FORM
FOR THE ELECTION OF FIVE MEMBERS TO THE
BOARD OF MANAGERS OF THE
GRANDE HILLS ESTATES HOMEOWNERS' ASSOCIATION, INC.
YEAR 2025

YOUR NOMINATION(S)--(PLEASE PRINT)

<u>NAME</u>	<u>ADDRESS</u>
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, 2024*****

*****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.