

# GRANDE HILLS ESTATES

Volume 28, Issue 1

P. O. Box 395, Bush, LA 70431

www.grandehills.org

January 2025



**BALLOT ENCLOSED,**  
**PLEASE VOTE AND MAIL**  
**BACK AS SOON AS POSSIBLE.**  
**IN-PERSON DELIVERY ON**  
**1/25/2025, BETWEEN 9:00**  
**AND 10:00 AM, AT THE BUSH**  
**FIRE STATION**



## **2025 ANNUAL MEMBERSHIP MEETING**

The annual membership meeting for the election of the five-member Board of Managers and approval of the 2025 Annual Budget will be on **SATURDAY, JANUARY 25, 2025, at 12:00 NOON.** The meeting location will be the Bush Fire Station on Hwy. 21.

There were five nomination forms received in the mail. Thank you, members, for taking the time to fill out and mail the nomination form. If you nominate a candidate(s), you must ensure the candidate approves of his/her nomination to the Board of Managers. As noted on the nomination form: Only the candidates who have agreed to take a position can be listed on the ballot.

The voting will be in writing (per your enclosed ballot) by those members authorized to cast votes. Ballots enclosed with this newsletter 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.**

**Please MAIL in your ballot ASAP to insure we meet a quorum to hold our annual membership meeting.**

**Ballots are INVALID by the Election Committee if:**

- \*\* The ballot is unsigned.**
- \*\* The ballot has more than five candidates selected. You may vote for up to five 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**

Now that the Association has completed this major project of converting documents to digital format and has now gone paperless, binders of documents are no longer transported to the fire station at the time of the annual meeting.

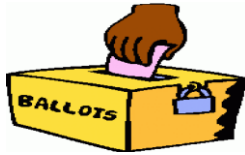
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## ELECTION COMMITTEE

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 returned promptly by mail to be received at the post office by Saturday, January 25, 2025, at 9:00 a.m.**

**In-person delivery of a ballot is submitted between 9:00 a.m. and 10:00 a.m., on January 25th.**

**Ballots received AFTER 10:00 a.m. on January 25, 2025, WILL NOT BE COUNTED.**

Considering the slow delivery of mail these days, **please send in your ballot early.** Last year, several ballots were received in the mail after the day of the annual meeting which could not be counted. **Please return your ballot ASAP.**

## **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 2025 meeting are:

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

Ms. Cheryl Tanner,  
Councilwoman.



1. Completed GHEHA Projects
2. New Projects for 2025



## ASSESSMENTS

The 2025 assessment invoices will be in the mail to you shortly, and as a reminder the total amount due is to be paid in full by the due date. If unpaid, late fees will apply. We thank you once again for paying your assessments on time and avoiding any additional fees.



The association wishes to thank Mr. Eugene Veillon, Jr. CPA for the donation of his time and expertise completing our association's annual tax returns. His services have been sincerely appreciated. He will be missed as he recently sold his home in Grande Hills Estates. We wish him all the very best!



A big thank you to Dolores and Art Price for their selfless dedication and volunteerism. They have been decorating our entrance sign for Christmas, for the past years. The donation of their time and effort is sincerely appreciated by all. We look forward to continuing their wonderful annual tradition of draping a Christmas swag to our beautiful entrance sign.



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.

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## **GHEHA ARCHITECTURAL CONTROL COMMITTEE**

As stated in the Grande Hills Architectural Control Committee Rules and Regulations a completed and approved Certificate to Proceed (CTP) is necessary for any new construction.

**Before ANY construction begins, ALL plans for building structures, additions, fences, pools, etc. are to be submitted to the GHEHA Architectural Control Committee for review and approval 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.**

**Please submit the CTP form, your construction plans (if applicable). If your project is a structure that is greater than 100 square feet, a building permit from St. Tammany Parish is required.**

**The GHACC will review your plans but will not give final approval until receipt of a**

**building permit from St. Tammany Parish.**

**Please submit your completed CTP and any required documentation to one of our GHACC committee members: Kirk Aymond (504) 826-6035, Michael Chartier (504) 415-1421 or Jessica St. Pierre (504) 390-2177.**



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

### **Keeping Our Members and Their Animals Safe**



Members, there have been reports and concerns expressed in regard to dogs walking off leash, running loose, free, or at-large on their premises. This is a safety issue for other members, who are out on the streets, walking, running, or biking. Every owner or keeper of animals needs to maintain

control of their animals, so as to prevent them from creating or becoming a public nuisance. Provided for your information below is the St. Tammany Parish leash law.

### **ST. TAMMANY PARISH CODE OF ORDINANCES**

#### **ARTICLE V ANIMAL CONTROL AND WELFARE:**

**SEC. 4-126.00 Animals at Large; leash law** – It shall be unlawful for any person to suffer or permit any animal in his possession, or kept by him about his premises, to run loose, free, or at-large on any street, sidewalk, alleyway, highway, common or public square, or upon any unenclosed land, or trespass upon any enclosed or unenclosed land of another. Running loose, free, or at large means not under the immediate control of a competent person and restrained by a substantial chain or leash.

**“Electronic Leashes”** utilizing an electrical charge as a means of restraint shall not serve as a replacement for a tangible chain or leash.

#### **A. Confinement by owner:**

1) **Enclosure:** when not confined within the owner or keeper's dwelling or being exercised or transported outside the owner or keeper's premises, **all animals owned or kept in the unincorporated portions of St. Tammany Parish shall be confined within an enclosure, which means a fence or structure, whether or not it is**

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located along the boundary of the property, that is constructed in such a manner as to:

(a) Prevent any unattended animal, while outdoors and upon the premises of its owner or keeper, from going beyond or outside of the boundaries of the property; and

(b) Not allow ready and unobstructed access to the animal by the general public.

(c) "Electronic Fences," incorporating the use of electrical charges as a means of restraint of an animal within a yard-like perimeter, **may only be used as a secondary means of restraint and not as a replacement for actual fencing material or an enclosure.**

2) Tethering of Animals: an owner or keeper of an animal, other than one deemed dangerous or vicious, may tether said animal only in a fashion conforming to the method indicated below:

(a) Tethering shall only be used as a secondary means of restraint and shall not serve as an alternative to the enclosure requirements.

(b) Tethering must occur only in a type of configuration which permits the animal to move freely in all directions.

(c) Tethering must occur only with a lead rope, chain, or cable at least twelve (12) feet in length.

(d) Tethering must occur in an unsecured area free of any choking hazards such as trees, bushes, poles, or other obstruction, with the

exception of the object to which the lead is joined.

(e) Tethering by means of a lead rope, chain or cable that weighs more than one-eighth (1/8th) of the total body weight of the animal is prohibited.

**Grande Hills Estates Subdivision Deed Restrictions: All animals shall be fenced or otherwise prevented from roaming freely about the property.**

**To report an animal issue call: St. Tammany Animal Control: 985-809-0183 or online: STPGOV.org and click on: Departments then Animal Services.**

## REMINDER – LAKE RULES



This is a friendly reminder to please adhere to the lake and boat landing rules posted at the entrance to the boat landing. **Parking is not allowed on the dam on Churchill Downs Dr. as indicated by the "No Parking Signs."** St. Tammany Parish Engineering Department advises that by parking cars, trucks, four wheelers or any other type of motorized vehicle on the dam area by the lake will weaken the dam.

Members, please keep in mind any guest(s) you wish to invite, to make use of the lake, must be accompanied by the inviting association member. This is necessary due to our lake rules and insurance.

Access to the boat launch and lake parking requires a key. This key is non-transferable. Please do not give your key to others and do not pass it to new members. Please turn the key in when it is no longer needed. Your cooperation with these matters is appreciated.

## Lake Rules

The following are specific requirements for use and conduct pertaining to the 55-acre Grande Hills Estates Lake.

1. **4.2.4** No jet skis or boats powered by gas or diesel combustion motors shall be allowed on the lake at any time. Boats with electric trolling motors only will be allowed.

2. **4.2.5** Only members, their families, and their accompanied guests shall be allowed to use the 55-acre lake in Grande Hills Estates.

3. **4.2.6** All of those not covered above in Section 4.2.5 will be considered trespassers.

4. **4.2.7** All children under the age of 12 years old shall be accompanied by an adult.

5. **4.2.8** Life jackets are required when on the water.

6. **4.2.9** Fish are to be taken by hook and line only.

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7. **4.2.10** Swimming is at your own risk.

8. **4.2.11** No littering.

9. **4.2.12** Hours of use are from **daybreak to sundown.**

To report a trespassing issue or parking on the dam, please call the:

**Sherriff's Office – Police Non-Emergency Dispatch Line: 985-898-2338**



## **BOAT LAUNCH KEYS**

Please note that the boat launch keys are assigned by number and should be used only by property owners in this subdivision. A required \$25.00 refundable deposit is needed to obtain a key. Please call Board Member Susan Chartier at (985) 809-1455 for a key to the boat launch. Please remember this is a voluntary position, so please allow sufficient lead time to obtain a key and timely consideration when calling.



## **BOARD OF MANAGER MEETINGS**

If any member has a matter that needs attention 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 and full-time jobs, it is difficult to schedule ahead of time monthly board meetings for the year.

### **BOARD OF MANAGERS:**

Steve Roberts, President  
Susan Chartier, Vice President  
Bonnie Hebert, Treasurer  
Judy Coker, Secretary  
Kirk Aymond, Interim, Special Projects

### **WEBSITE:**

[www.grandehills.org](http://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](mailto: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**



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