

GRANDE HILLS ESTATES

Volume 28, Issue 3

P. O. Box 395, Bush, LA 70431

www.grandehills.org

December 2025



required by **DECEMBER 30, 2025.**



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.**

2026 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 2026 Annual Budget will be on **SATURDAY, JANUARY 24, 2026, 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 website, www.grandehills.org. Ballots with the nominees' names for election to the 2026

Board and to also vote for approval of the proposed 2026 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 24th. 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 2026 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 2026 Board of Managers, to be 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

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2026 BUDGET REVIEW

We all know the rates of inflation over the last couple of years have 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. Our 2025 budget incurred a 16.2% increase due to increase costs.

Fortunately, the 2026 Budget recommendation is only an increase of \$0.46 per acre, thus on the typical 5-acre lot, an increase of \$2.30 for the YEAR. This is a 3.1% increase which is inline with the reported U.S. inflation rate at 3.01% with a long term reported average of 3.28%.

As you can see on the enclosed budget for 2025 and proposed budget for 2026 form enclosed, we have had and are expecting an increase in postage, copying and printing fees. 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.

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 2026 Budget Proposal to continue to keep our special community the very best it can be.



Dec.24, 1958 – Nov.11,2025
Steve Roberts

With heavy hearts, and with gratitude the Board wishes to honor **Steve Roberts**, a deeply respected and beloved community board member, who dedicated over 25 years of faithful service to our community. Steve's commitment was more than a role - it was a calling. For three decades, he offered his time, his wisdom, and his heart to help shape a stronger, more compassionate community for all of us.

Steve approached every challenge with integrity, humility, and a genuine desire to make a difference. He listened with

care, led with fairness, and worked tirelessly to ensure that every voice could be heard. His steady presence and thoughtful guidance became a cornerstone of the board's work, and his impact can be felt in every initiative he helped build and every life he touched.

Though our hearts are heavy with his passing, we celebrate a life lived with purpose, generosity, and unwavering dedication. Steve leaves behind a legacy of service that will continue to guide us for years to come.

We extend our deepest condolences to Steve's family, friends, and all who loved him. May we honor his memory by continuing the work he believed in so strongly – serving one another with kindness, integrity, and commitment, just as he did for over 25 remarkable years.



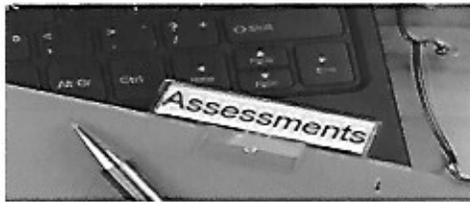
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2025 ASSESSMENTS

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.

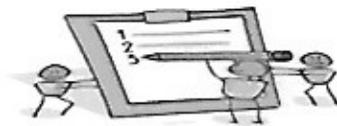
WELCOME

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.



A big thank you to Gene Veillon, CPA, who has volunteered for years to prepare and file the Association's yearly income tax return. He is no longer a resident but still volunteers to prepare the tax return.

A big thank you to Kirk Aymond and his Dad, Bert, for installing our new and replacement signs within the subdivision.



Lake and Community Completed Projects and Upcoming Projects

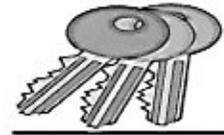
We are happy to report the completion of the following projects:

- ❖ A new updated lake rules sign, and new fish slot rules sign have been installed at the boat launch gate entrance.
- ❖ The worn and faded private lake sign has been replaced at the front of the boat launch.
- ❖ Replacement of three building restriction signs that were worn and damaged.

Upcoming Projects

- ❖ The addition of 1,000 Blue Gill and 250 Minnows (Shiners) to the lake, to be delivered the first week of December. The addition of additional fish will be under consideration in 2026.
- ❖ Mulching of the boulevard.

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 do not want any cars parked on the dam at the lake. The board appreciates your cooperation with this matter.



Please note, we are **NOT** accepting any Christmas

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trees at the boat launch this year. Thank you.



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 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.

Our New Lake Signs

LAKE SLOT LIMITS

Pan Fish (Bluegill / Bream):

Minimum Length 7", Limit of 10 per day.

Catfish:

Minimum Length 14", 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, healthy bass in the 14-17" slot limit are acceptable to keep. It is recommended that during spawning season (spring), that healthy fish of this size be returned to the lake. If you catch a large bass over 5 pounds, please place it back in the lake.



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.

RULES FOR LAKE USE

1. 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. Only members, their families, and their accompanied guests shall be allowed to use the 55-acre lake in Grande Hills Estates. (Section 4.2.5)
3. All of those not covered above in (Section 4.2.5) will be considered trespassers.
4. All children under the age of 12 years old shall be accompanied by an adult.
5. Life jackets are required when on the water.
6. Fish are to be taken by hook and line only.
7. Swimming is at your own risk.
8. No Littering.
9. Hours of use are from daybreak to sundown. ☀️
10. Lake Slot Limits - refer to the Fishing Guidelines.

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.**

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'

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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 (985) 377-4828**, **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 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, CONSTRUCTION PLANS AND A ST. TAMMANY PARISH BUILDING PERMIT 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 200 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.



WANT TO MEET NEW NEIGHBORS?

There are ladies in our Grande Hills community who have become a part of a group that quilts, crochets, knits, embroideries, and does any type of portable handcraft. They meet at the **Waldheim Church on Hwy. 21 on the second and fourth Thursday of the month, from 10 am to 2 pm.** All are welcome. There is no membership fee, it's bring your own lunch and soda, tea, or water. You are free to stay as long as you wish within the

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allotted time frame as well as one or both days. Come meet some new people!

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:

Susan Chartier, interim
President

Judy Coker, Secretary

Bonnie Hebert, Treasurer

Jon Oglesby, 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 2025 AND PROPOSED BUDGET FOR 2026			
Description of Expenses	Budget 2025	Expenses Incurred - 2025	Proposed Annual Budget 2026
Printing, Stamps, Envelopes, Labels, etc.	\$1,500.00	\$649.90	\$1,700.00
Post Office Box Rental	\$160.00	\$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	\$6,200.00	\$5,098.00	\$6,200.00
Liability Insurance	\$6,000.00	\$5,907.74	\$6,510.00
Legal/Attorney/Legal Retainer	\$250.00	\$30.00	\$200.00
Boat Launch Key Fund	\$0.00		\$0.00
Bank Charges	\$50.00		\$0.00
Website XL Technologies inc	\$650.00	\$425.00	\$625.00
Lake and Community Management	\$3,000.00	\$512.95	\$3,000.00
GHEHA Legal Escrow Fund Deposit with Attorney C. Sutton*		\$485.00	
BUDGET FOR 2025 AND 2025 EXPENSES INCURRED.	\$18,470.00	\$13,272.59	\$19,055.00
TOTAL PROPOSED BUDGET FOR 2026			
The annual assessment for 2026 is determined by dividing the approved budget of \$19,055.00 by the total amount of acres in Grande Hills (1255.11) which would be \$15.18 per acre multiplied by your total acreage.			

NOMINATION FORM
FOR THE ELECTION OF FIVE MEMBERS TO THE
BOARD OF MANAGERS OF THE
GRANDE HILLS ESTATES HOMEOWNERS' ASSOCIATION, INC.
YEAR 2026

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, 2025*****

*****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.