

GRANDE HILLS ESTATES

Volume 29, Issue 1

P. O. Box 395, Bush, LA 70431

www.grandehills.org

January 2026



BALLOT ENCLOSED,
PLEASE VOTE AND MAIL
BACK AS SOON AS
POSSIBLE. IN-PERSON
DELIVERY ON 1/24/2026,
BETWEEN 9:00 AND
10:00 AM, AT THE BUSH
FIRE STATION



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!



2026 ANNUAL **MEMBERSHIP MEETING**

The annual membership meeting for the election of the five-member **Board of Managers** and approval of the **2026 Annual Budget** will be on **SATURDAY, JANUARY 24, 2026, at 12:00 NOON.** The meeting location will be the Bush Fire Station on Hwy. 21. There were eleven nomination forms received in the mail. Thank you, members, for taking the time to fill out and mail the nomination forms.

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 (5) five candidates only. ****

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.



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**

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be returned promptly by mail to be received at the post office by Saturday, January 24, 2026, 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 24th.

Ballots received AFTER 10:00 a.m. on January 24, 2026, 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.**



ASSOCIATION'S BOOKS

All of the Association's documents are in digital format and GHEHA is now paperless.



GUEST SPEAKERS

Our guest speakers for the 2026 meeting are:

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

Ms. Cheryl Tanner, Councilwoman.



1. Completed GHEHA Projects
2. New Projects for 2026

COMMITTEES



As 2025 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 committee members of the various committees. You are a major piece of the puzzle.

Liaison Committee: **Warren Guillot**

Decoration Committee: **Bert Aymond, Kirk Aymond, Dea and Brian O'Rourke**

Lake Committee: **Steven Crawley, Jon Oglesby and Dion McKinley**

Election Committee: **Kirk Aymond, Jessica Oglesby and Linda Pippins**

GHACC/Architectural Control Committee: **Kirk Aymond, Michael Chartier and Travis and Jessica St. Pierre**

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!!



A big thank you to Dea and Brian O'Rourke and Kirk and Bert Aymond for their selfless dedication and volunteerism. They have volunteered to be on the decoration committee. 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 and lights to our beautiful entrance sign.



The association wishes to thank Eugene Veillon, Jr., CPA for the donation of his time and expertise completing our association's annual tax returns.

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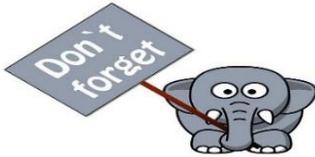
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His services have been sincerely appreciated.



ASSESSMENTS

The 2026 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, a **late fee of \$100.00 will apply**. We thank you once again for paying your assessments on time and avoiding any additional fees.



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 buildings, 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, survey and your construction plans (if applicable). **If your project is a structure that is greater than 200 square feet, a building permit from St. Tammany Parish is required.** The GHACC will review your plans but will not give final approval until a **BUILDING PERMIT from St. Tammany Parish is received.**

Please submit your completed CTP and any required documentation to one of our GHACC committee members: Kirk Aymond (985) 377-4828, Mike Chartier (504) 415-1421 or Travis and Jessica St. Pierre (504) 390-2177.

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 our members who are 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.

Grande Hills Estates Deed Restrictions:

All animals shall be fenced or otherwise prevented from roaming freely about the property.

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To report an animal issue call:

St. Tammany Animal Control:
985-809-0183 or online:
STPGOV.org and click on:
Departments then Animal
Services.

THE LAKE DAM



Parking is not allowed on the dam located 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.

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

**Sheriff’s Office – Police Non-Emergency Dispatch Line:
985-898-2338**

LAKE AND FISHING RULES

Two new signs have been installed at the boat launch entrance, an updated lake rules sign and a slot fishing sign.



FISH RELEASE



This December, there were 3,000 Shiners and 2,500 Bluegills added to our aquatic population. Consideration of additional fish species will be reviewed in 2026.

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.

BOAT LAUNCH KEYS



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.

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, and allow sufficient lead time to obtain a key and timely consideration when calling.

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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.

BOARD OF MANAGERS:

Susan Chartier, Interim President

Bonnie Hebert, Treasurer

Judy Coker, Secretary

Jon Oglesby, Special Projects

WEBSITE:

www.grandehills.org

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



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

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

Matt's Hauling: 601-569-9266

Waldheim Waste: 985-265-8538

Bayou Waste: 985-590-7132



BALLOT

For the ANNUAL ELECTION of the Board of Managers of the
GRANDE HILLS ESTATES HOMEOWNERS ASSOCIATION, INC.
JANUARY 24, 2026 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:

SUSAN CHARTIER _____

JUDY COKER _____

JIMMY GUILLET _____

WARREN GUILLOT _____

BONNIE HEBERT _____

JON OGLESBY _____

CATHY TSAGOUIROS _____

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.

_____ Date _____
(Owner and or Designated Party)

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. 24, 2026**. 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!!**

**GRANDE HILLS ESTATES HOMEOWNERS ASSOCIATION, INC
BALANCE RECORD OF INCOME/EXPENDITURES FOR THE YEAR 2025**

BALANCE FORWARDED FROM DECEMBER 31, 2024	\$ 32,052.34
INCOME:	
Boat Launch Key Deposits.....	\$ 75.00
Assessments plus delinquent charges.....	\$18,811.83
TOTAL INCOME RECEIVED IN 2025	+ 18,886.83
BALANCE	\$ 50,939.17
EXPENSES FOR 2025	- 17,734.60
BANK BALANCE (12/31/2025)	\$ 33,204.57
BALANCE IN RESERVE FUNDS (Legal Defense, Operational Reserve, Key Deposit, Lake & Community)	- 22,467.68
\$11,961.83 \$9,057.60 \$ 737.80 \$ 710.45	
GHEHA YEAR END LIQUIDITY	\$ 10,736.89
Legal Retainer: Beginning Balance \$4,956.74 Bills \$ 931.00 Added \$ 705.00 Year End Total = \$ 4,730.74	

DESCRIPTION OF EXPENSES FOR 2025 AND PROPOSED BUDGET FOR 2026

<u>Description of Expenses</u>	<u>Budget 2025</u>	<u>Expenses 2025</u>	<u>Proposed Annual Budget – 2026</u>
Printing, Stamps, Envelopes, Labels, etc.	\$ 1,500.00	\$ 1,376.91	\$ 1,700.00
Post Office Box Rental	160.00	154.00	160.00
Washington St. Tammany Electric (Front Entrance Lights/Meter)	650.00	650.00	650.00
Secretary of State	10.00	10.00	10.00
Grass Maintenance & Landscaping	6,200.00	6,042.40	6,200.00
Liability Insurance	6,000.00	5,907.74	6,510.00
Legal/Attorney/Retainer Fees	250.00	250.00	200.00
Boat Launch Key Fund	-0-	-0-	0.00
Bank Charges	50.00	-0-	0.00
Website XL Technologies, Inc.	650.00	569.00	625.00
Lake & Community Management	3,000.00	*2,289.55	3,000.00
GHEHA Legal Escrow Fund Deposit with Attorney C. Sutton		485.00	
BUDGET FOR 2025	\$ 18,470.00		
2025 BUDGETED EXPENSES INCURRED		\$17,734.60	
TOTAL PROPOSED BUDGET FOR 2026			\$19,055.00
Your assessment for 2026 is determined by dividing the proposed annual budget of \$19,055.00 by the total amount of acres in Grande Hills (1,255.11).			
\$ 19,055.00 divided by 1255.11 acres = \$15.18 per acre for 2026. Your assessment would be \$ 15.18 multiplied by the amount of acreage you own.			
*Surplus of \$710.45 in 2025 Lake & Community Management Fund moved to Dedicated Funds for 2026 use.			