

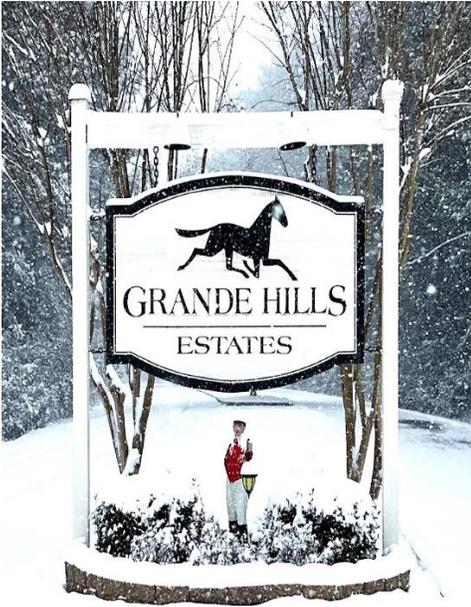
GRANDE HILLS ESTATES

Volume 29, Issue 2

P. O. Box 395, Bush, LA 70431

www.grandehills.org

February 2026



Your new Board of Managers met on January 29, 2026, and their positions on the Board are as follows:

President: Susan Chartier
Vice President: Jon Oglesby
Secretary: Judy Coker
Treasurer: Bonnie Hebert
Special Assistant: Warren Guillot



The 2026 proposed annual budget in the amount of \$19,550.00 was **APPROVED** by 80.18%. Therefore, each member's annual assessment for 2026 is **\$15.18 per acre owned.**

2026 ANNUAL MEMBERSHIP MEETING AND ELECTION RESULTS

We thank you for your wonderful participation in this year's election. We hoped the signs placed throughout the subdivision helped as a reminder to submit your ballots. With the high percentage of votes submitted maybe it did. Thanks again to all the members who participated in this year's election by sending in your ballots and attending the annual meeting.

BOARD OF MANAGERS

The election for the 2026 Board of Managers for the GHEHA was held on January 24, 2026. Total votes cast were 712.92.

The results are:

Susan Chartier	536.97 acres
Jon Oglesby	522.65 acres
Warren Guillot	493.16 acres
Judy Coker	487.40 acres
Bonnie Hebert	473.89 acres



ASSESSMENT INVOICES

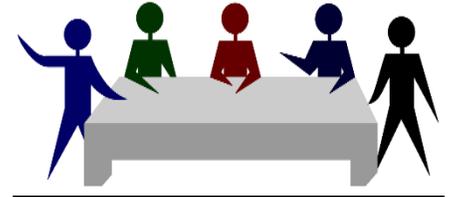
Your invoice for the 2026 annual assessment is enclosed with this Newsletter.

The assessments are due upon receipt and will become delinquent on **MAY 1, 2026.**

Please ensure your payment is **RECEIVED** by the Association **BEFORE MAY 1, 2026,** to avoid assessment of a **\$100.00 late fee.**

The Association appreciates your prompt remittance as there are expenses that are currently due. Thank you for your continued support of your Association.

ELECTION COMMITTEE



Many thanks go out to the Election Committee, which consisted of: Kirk Aymond, Jessica Oglesby and Linda Pippins. They did an excellent job completing the counting of the ballots well before the annual meeting started. It was truly a team effort!

SUMMARY OF THE 2026 ANNUAL MEMBERSHIP MEETING



Our annual election/membership meeting was highly informative. Thank you for attending and showing your support for your community.

Our guest speaker, Ms. Cheryl Tanner, Councilwoman for our district, was present. She advised the members regarding Highway 3241, in Bush, which will connect to I-12 at the Lacombe exit and that she is working with the Parish to ensure proper zoning is in place once the highway is complete, so to hopefully avoid future zoning issues. Highway 3241 will be a four-lane highway constructed in three phases. Phases three and two have been completed and phase one is presently under construction.

GRANDE HILLS ESTATES

Ms. Cheryl Tanner has addressed some of the questions/concerns that were brought up by our members at the January membership meeting.

Request to assess the dead trees along Hwy. 21 and their risk of falling onto the highway. Response: A formal request has been sent to DOTD requesting a check of dead trees on state Hwy. 21.

Property next to 77236 Hwy. 1083 to see if a land clearing permit was issued and is this private property or a subdivision. Response: Property on Hwy. 1083 is private property and a mobile home will go in back of the property for the caretaker. Still waiting on code enforcement response regarding permitting.

A member asked about the status of the 2025 Code Enforcement sign for the property across from the Sheriff's station. The property is an eye sore and looks like a dump site. Ms. Tanner is checking with Code Enforcement on the status.

Members complained about the speeding on Pimlico Drive and asked if stop signs could be installed along Pimlico Drive. Response: Ms. Tanner forwarded our concern to Mr. B. Crochet, Traffic Technician with the Engineering Department of St. Tammany Parish. The department has received our request regarding our traffic concern, and it has been logged and is now under review. A traffic study is required. A message was left with the captain at the Bush Sheriffs' substation regarding speeding on Pimlico.

David Holloway with Smith & Core, Inc. was also a guest speaker, who we enjoy having at our meetings. He updated us on St. Tammany Parish and properties in 70431 regarding the median sales prices, closed sales, and average days on market. An interesting point he mentioned was the St Tammany Parish average sold price per square foot is \$178.00. The two listings sold in our subdivision as of 01/23/26 the average was \$270.00 per square foot. As of 01/23/26 current active listings in our subdivision reflect the average is \$215.00 per square foot. This is good news for our subdivision. The information David presented has been placed on our website.

RESIDENTIAL BURNING



Burning of household trash and garbage is in violation of both state and St. Tammany Parish ordinances. Please be a good neighbor and abide by our parish codes and ordinances.

Parish code and ordinance regarding residential burning.

Sec. 26-3 – Fires for yard debris

The burning of leaves and yard debris, such as pine needles, pinecones, shrubs, brush and cut timber shall not be a violation of this chapter, provided that:

1. The fire area shall not be greater than 8 feet in diameter.

2. The height of burning materials shall not be greater than four feet.
3. Burning shall only occur between sunrise and one hour before sunset.
4. The fire site shall not be unattended.
5. A functional water hose shall be located next to the fire site.
6. The fire site shall be located at least ten feet from the nearest property line.
7. There shall be no more than one fire site per homesite or parcel of land.
8. The fire site shall be located at least 50 feet from any structure, if nearer than 50 feet from a structure, a container must be used.

9. The fire shall not emit dense smoke, noxious fumes, gas, soot or cinders in unreasonable quantities so as to violate section 26-1.

Sec. 26-1. - Purpose and definition

The purpose of these articles is to define and prohibit conduct that constitutes a "nuisance."

1. Injures or endangers the health, safety or well-being of others.

Sec. 38-81 Solid waste burning prohibited

The burning of **solid waste** shall be **prohibited**, except as allowed at a **permitted solid waste facility**.

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Mixed solid waste means garbage refuse and other solid waste from residential, commercial, industrial or community activities.



LAKE COMMITTEE

Note: Bass spawns in the spring when waters warm up to the 60-degree range.

It is suggested by the lake committee that if any landowner who lives on the lake wants to dredge the shoreline of their property to 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.

Volunteers Needed!



If you are interested in volunteering a little time and meeting new friends in your community, please send an email through the Association's website so we may add you to the list of volunteers. We need your help in our community.



KEYS FOR BOAT LANDING

Please note that the boat launch keys are assigned to you by number and should be used only 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 landing, please call our 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.

Should you move out of Grande Hills you will be required to turn in your key to receive your deposit. A list is kept for members holding keys.

Parking or riding a vehicle on the dam located on Churchill Downs Drive is not allowed as indicated by the 'No Parking Signs.' St. Tammany Parish Engineering Department advises that parking cars, trucks, four wheelers or any other type of motorized vehicle on the dam area by the lake will weaken the dam.



GHEHA WEBSITE

For easy access to the Covenants for Grande Hills, a link below the picture of the "horse" has been added to our website on the home page titled **Covenants and Deed Restrictions**. This link will bring

you to the Articles of Incorporation, By-Laws, Deed Restrictions and GHACC Rules and Regulations. Please refer to the latest date for each document.

A link has also been added to pull up the Application for a **Certificate to Proceed**.



GHEHA ARCHITECTURAL CONTROL COMMITTEE

Our Architectural Control Committee (GHACC) is here to assist you in the smooth completion of your project.

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.

A link has also been added to pull up the **Application for a Certificate to Proceed**.

Before ANY construction begins, ALL plans for building structures, additions, fences, pools, etc. are to be submitted to the GHEHA for review.

The Architectural Control Committee Rules and Regulations states under Section 1.1.2. The GHACC shall have fifteen (15) days after receipt of all required documents to approve or disapprove any application for construction for any structure. Please allow enough time for this

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process to be completed before commencement of any type of construction.

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 receipt of a building permit from St. Tammany Parish.

Submit your completed CTP and any additional required documentation to one of our GHACC committee members:

Kirk Aymond (985) 377-4828
Michael Chartier (504) 415-1421
Jessica St. Pierre (504) 390-2177



BOARD OF MANAGER MEETINGS

If any member has a matter that needs to be brought before the Board, please contact the Board through the website for the date of the next board meeting so you may attend.



Any questions should be directed to your Board of Managers through the website.

BOARD OF MANAGERS:

Susan Chartier, President
Jon Oglesby, Vice President
Judy Coker, Secretary
Bonnie Hebert, Treasurer
Warren Guillot, Special Assistant

WEBSITE:

www.grandehills.org

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

REMINDERS



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

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 or
985-863-5392**

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

**Land Clearing Permits
985-898-2557**

**Mosquito Control
985-643-5050**

St. Tammany Parish Code Enforcement www.stpgov.org
Click Code Enforcement

**Non-Emergency Number
St. Tammany Parish Sheriff's Office
985-898-2338**

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



GARBAGE TRUCK

Costal Environment 985-781-3171

Waldheim Waste 985-265-8538

Bayou Waste 985-590-7132

Matt's Hauling 601-569-9266

