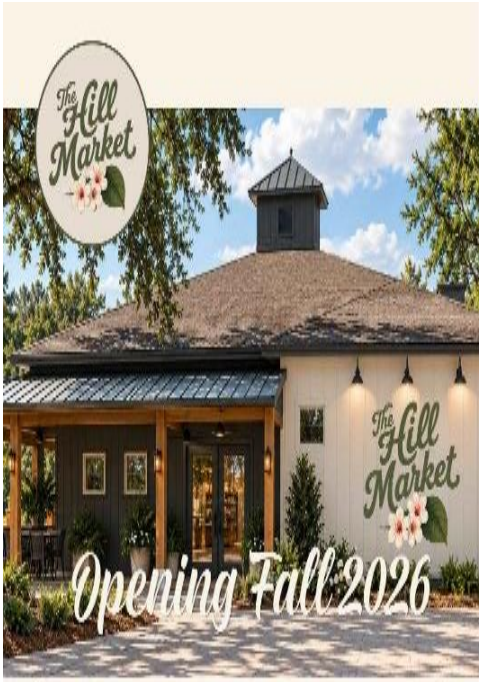
GRANDE HILLS ESTATES

Volume 29, Issue 3 P. O. Box 395, Bush, LA 70431 www.grandehills.org October 2026



COMMUNITY NEWS





To our neighbors at Grande Hills,

I am excited to finally share more about that construction site less than a mile north of your entrance! This will be home of "**The Hill Market**," a neighborhood grocery, restaurant, and butcher, slated to open on **November 19th,** the Thursday before Thanksgiving.

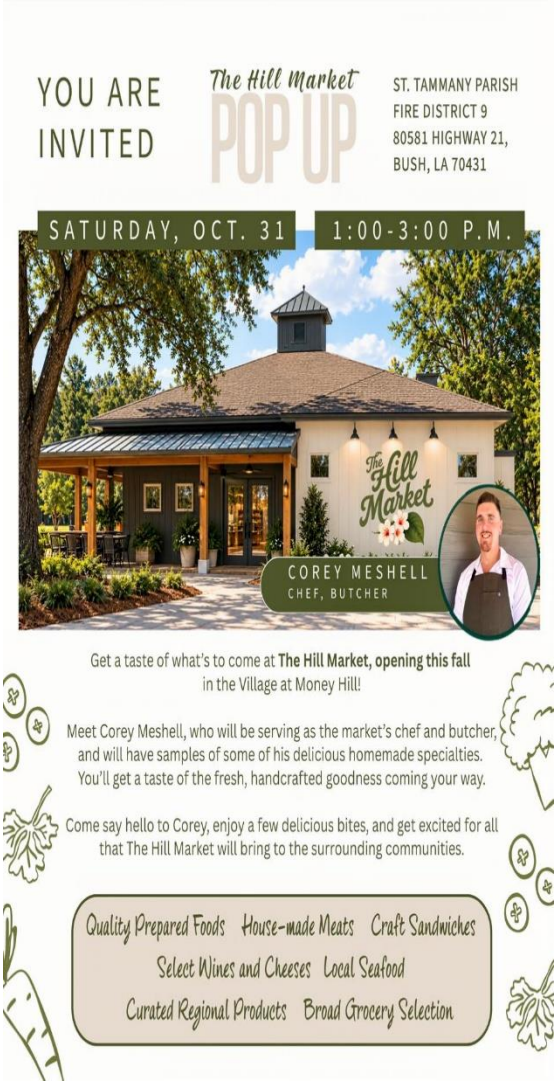
We love life out here in the country, but if there is one thing in the world we would add, it is a local institution that supports our community with quality foods and a hometown feel. We believe our parish has grown such that it is ready for The Hill Market - we hope you prove us right!

Take The Hill Market's butcher program, for one. Our chef, Corey Meshell, was born and raised in Picayune - at just 29 years old, he brims with positive energy, and brings an impressive background that includes New Orleans eateries such as Cochon Butcher and Pêche. Corey will offer Louisiana fresh seafood, his own house-made meats, and much more.

The Hill Market will not compete on selection with the "mass-market" grocery stores. Instead, it is focused on the likes of high-quality prepared foods and delicious wines to pair. We will rotate the selection, so there is always something new. All the while, we will keep quality staples for our customers, to cover the large majority of your grocery needs.

I have personally looked forward to this for a long, long time, and I hope you are as excited as I am! But we do not want to do this in a vacuum - we would love your input. Please email our team at thehillmarket21@gmail.com now or anytime. And importantly, mark your calendars for late-November and stop by to see us!

Thank you,
Mimi Goodyear Dossett
President, Money Hill



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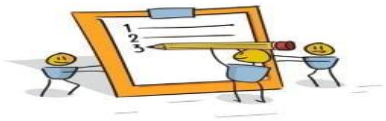
So, if you have time **Saturday, October 31st., 1:00 – 3:00 P.M.** go and taste the delicious homemade specialties '**The Hill Market'** is introducing to the greater Bush and Waldheim community at the Fire House on Hwy. 21 in Bush.



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 shout out to our long-time previous association member, Gene Veillon, CPA. He has generously volunteered for years preparing and filing the association's yearly income tax return at no charge to the association. Gene no longer resides in our subdivision but is still volunteering his time.



Lake and Community Completed Projects and Upcoming Projects

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

- Addition of fill and re-sodding the median in front of and behind the front entrance sign and raising up of the garden bed plants and bricks.

Upcoming Projects

- The addition of Carp to the lake, scheduled for November, to combat the overgrowth of lilies.

- Pond Patrol to remove the lilies located by the boat launch and along the dam. Also, the removal of vegetation and sludge buildup in front of the large drainage culverts at each end of the dam. This project has been delayed due to the low water level in the lake.



The Board thanks the association members who submitted their annual assessments on time. Please note the April 30th due date means your payment must be received by April 30th and not after. If you use online bank drafting, please inform your bank to initiate the transaction in a timely manner so receipt of payment is received by or prior to April 30th.

Unfortunately, we had nine members who were past due. Invoices were resent with the additional $100.00 late fee added. On July 17th six members were still past due, and certified demand letters were sent to these members for non-payment. Out of the remaining six, three resulted in the necessity of filing with the Justice of the Peace a claim for payment through the Small Claims Court. Two paid before going to trial. The remaining non-payment went to trial and a default judgement was entered in favor of the association. The judgement has been officially filed with the St. Tammany Parish Court. The judgment was forwarded to our attorney. A letter has been sent from the attorney to the property owners, with an notification of potential placement of a property lien for non-payment with additional court costs and attorney fees. This action is not preferred but is dictated by our documents as a next step in the collection of monies owed to the association. Preferred would be all association members remit their assessments in ample time for receipt prior to **April 30th** to avoid being assessed a late fee.

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LAKE USAGE



Grande Hills Estates lake is private for the use of property owners. To report a trespassing issue or parking on the dam please call the:

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

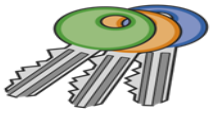
Members, please keep in mind any guest(s) you wish to invite, to make use of the lake, must be accompanied by the inviting association member.

This is necessary due to our lake rules and insurance.



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 cars parked on the dam at the lake. The board appreciates your cooperation with this matter.

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 no longer needed.

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.

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. Go to our website and send an email to the board updating us of what you are catching, the type of fish, and size. Thel lake committee wants to hear from you, www.grandehills.org.

*****Members <u>NO</u> boats powered by gas or diesel combustion motors shall be allowed on the lake at any time, even if the motor is not being used.*****

BOATS WITH ELECTRIC TROLLING MOTORS ARE ONLY ALLOWED.

Please refer to the 'Rules for the Lake' sign and 'Slot Limits' located at the entrance of the boat launch.



A bass caught and released in the lake. We just need the big ones like these to stay in the lake and spawn enough to improve the overall genetics. Although bass in the 14-17" slot limit are acceptable to keep, we

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recommend that during spawning seasons, return of fish of this size to the lake if they are healthy. The spawning season is late February – March in south LA, when the temperature warms up to 60-to-65-degree range. Spawning period normally lasts one to two months during spring or summer

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.

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 permit any animal in his possession to suffer, 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.

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



The association has received complaints of four wheelers entering on private property in our subdivision.

Every lot in Grande Hills Estates is owned by someone. If you decide to go on land, you do not own without permission you are trespassing. The Sheriff's Office can be called on this violation and a report can be filed.

Parents, please discuss this matter with your children. Our lots are large enough to have fun with your four-wheeler on your property. This also includes the Grande Hills boat landing, the dam by the lake, and the median on Grande Hills Blvd. Tearing up the grass and making ruts is not permitted.

Please note that four wheelers are not street legal.

COMMITTEES



As the year concludes, the association would like to thank the numerous volunteers who

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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 504-985-377-4828
Mike Chartier 504-415-1421
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 new or replacement 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.**

EMAILS TO GHEHA



An email can be sent to the Association by going to: www.grandehills.org website. Select **"Contact Info"** to send an email to the Association. This procedure will avoid any viruses being sent to the Board's email address.

BOARD OF MANAGER MEETINGS



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.

Any questions, please direct it to your Board of Managers:

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

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.

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Important Contact Numbers:

Bush Post Office:
985-886-3423

St. Tammany Parish Stray Animals and Animal Services:
985-809-0183

Parish President's Office:
985-898-2591

Cheryl Tanner, Councilwoman:
cst1186@charter.net
Cell: 985-630-1515

Todd Kraft, Constable: littering
985-276-7695

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

Wishing You



And a very

