

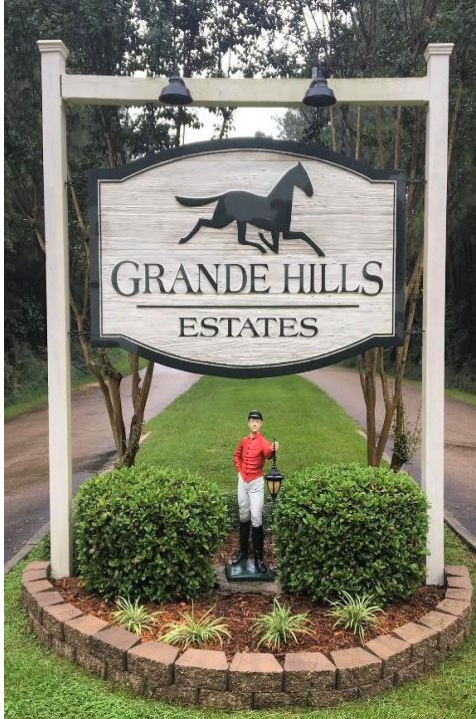
GRANDE HILLS ESTATES

Volume 27, Issue 2

P. O. Box 395, Bush, LA 70431

www.grandehills.org

February 2024



Your new Board of Managers met on February 6, 2024, and their positions on the Board are as follows:

President: Steve Roberts
Vice President: Mike Wolford
Secretary: Judy Coker
Treasurer: Bonnie Hebert
Special Assistant: Susan Chartier

Thank you for your continued support of your Association.

ANNUAL BUDGET



The 2024 proposed annual budget in the amount of \$15,900.00 was **APPROVED** by 97.68%. Therefore, each member's annual assessment for 2024 is **\$12.67 per acre owned**.



LATE FEE INCREASE

The board passed a resolution in JANUARY 2023 to INCREASE the late assessment fee from \$25.00 to \$100.00 for assessments paid late or not in full. Assessments are due on or before April 30th (due in GHEHA post office box). This late fee is necessary due to continued delinquent payments year after year of some members. Any payment not received in full on or before April 30th will be late and will be returned to you along with additional fees as applicable of the late fee, and all other related costs. If not paid within 7 days of the revised assessment fees, the Board is then required to file a claim to the Justice of the Peace for Small Claims Court in St. Tammany Parish. If not paid at this point, a lien will be placed on your property. Please pay your assessments in full on or before **April 30th**.

2024 ANNUAL MEMBERSHIP MEETING AND ELECTION RESULTS

Thank you 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 2024 Board of Managers for the GHEHA was held on January 27, 2024.

The results are:

Susan Chartier – 510.44 acres
Judy Coker – 515.44 acres
Bonnie Hebert – 510.44 acres
Steve Roberts – 510.44 acres
Mike Wolford – 515.70 acres

Write in candidates:

Jim Guillet - 5.0 acres
Chris Dantin - 5.0 acres



ASSESSMENT INVOICES

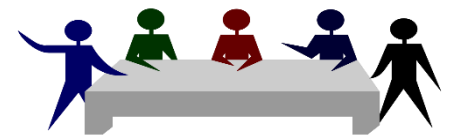
Your invoice for the 2024 annual assessment is enclosed with this Newsletter.

The assessments are due by **APRIL 30, 2024**, and will become delinquent on **MAY 1, 2024**.

Please ensure your payment is **RECEIVED** by the Association **BEFORE May 1, 2024**, to avoid assessment of a late fee.

The Association appreciates your prompt remittance as there are expenses that are currently due.

ELECTION COMMITTEE



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

GRANDE HILLS ESTATES

Volume 27, Issue 2

P. O. Box 395, Bush, LA 70431

www.grandehills.org

February 2024

SUMMARY OF THE 2024 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 that the project to resurface Grande Hills Boulevard and add curbs to the median is on the schedule for completion in the first quarter of this year. She also advised the members regarding Highway 3241, in Bush, which will connect to I-12 at the Lacombe exit, 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, and there are different contractors for each phase.

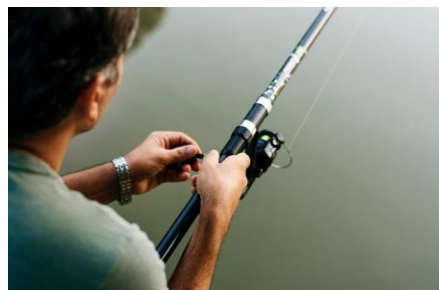
Our guest speaker, Mr. David Holloway, Realtor with Smith & Core, provided information regarding St. Tammany Parish single family home median price per square foot, average sales price, and average days on the market. A lot on Hialeah Drive recently sold for \$20,833/acre and a home on Kelso Ct sold for \$188.00 per square foot. These documents are on the Association's website under Real Estate Report Trends.

Our guest speaker, Mr. Darren Blackmon, with the Bush Recreation Center, presented information regarding the revitalization of the Bush Recreation Center. He informed us of the sports and activities happening for children and adults. The recreation

center offers a lighted walking track, baseball/softball fields, football field and gym. Gym rental info 985-265-2291. The center has held fund raising by sponsoring events such as a car show and crawfish cook off. A Stretching and Light Aerobics Class is coming this March on Tuesdays from ten to eleven AM. You can find out all that is happening at the center by going to their Facebook page. The recreation center is located off of LA 41, at 30100 Crawford Cemetery Road, Bush, LA bushrecball@gmail.com

LAKE COMMITTEE

The lake committee requests that if you catch a fish that is under nourished which has a big head and small body, please keep the fish, but should you catch a large bass over five pounds please return back to the lake. The committee would like to have 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



THE FISHING RULES OF THE LAKE ARE:

Recommended Slot Limits:

- **Pan Fish (bluegill/bream):** minimum length 7", limit of 10 per day

- **Catfish:** minimum length 12", limit of 4 per day.
- **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 kept and taken out of the lake. Although bass in the 14-17" slot limit are acceptable to keep, recommended during spawning seasons fish of this size should be returned to the lake if they are healthy.

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



GRANDE HILLS ESTATES

Volume 27, Issue 2

P. O. Box 395, Bush, LA 70431

www.grandehills.org

February 2024

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 sign-in list will be kept for members holding keys.

PRIVATE PROPERTY

Every lot in Grande Hills Estates is owned by someone. If you decide to go to 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.

There have been reports of children riding four wheelers on private property in and around Grande Hills Estates. 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 dam by the lake, and the median on Grande Hills Blvd. Tearing up the grass and making ruts in the mud is not permitted.

Please note that four wheelers are not street legal.

Parking is not allowed on the dam on Churchill Downs Drive 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.

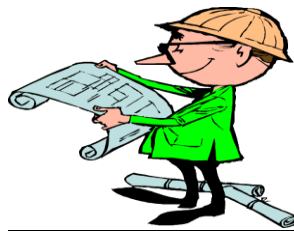


GHEHA WEBSITE

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.

The Deed Restrictions were never changed due to the restrictive method for changing this document. Please refer to the GHACC Rules and Regulations as this document has been updated.

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, all plans for building structures, additions, fences, pools, etc. are to be submitted to Travis and Jessica St. Pierre (985) 886-6038 or (504) 390-2177 OR Elliott Hano, (985) 400-5995 or (504) 913-8317, for a Certificate to Proceed to be issued.

NO CONSTRUCTION SHALL BEGIN WITHOUT AN APPROVED CERTIFICATE TO PROCEED.

A Certificate to Proceed will not be issued until a St. Tammany Parish Building Permit has been issued. A copy of the permit must be submitted to the GHACC along with the other required documents per the Architectural Control Committee Rules and Regulations, Section 2.1.

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



SANITATION COMPANIES

For the new residents to our community below are sanitation companies who pick up garbage in Grande Hills:

Coastal Environment, 985-781-3171

Smelly Kelly, 601-799-1107

Waldheim Waste, 985-265-8538



BOARD OF MANAGER MEETINGS

GRANDE HILLS ESTATES

Volume 27, Issue 2

P. O. Box 395, Bush, LA 70431

www.grandehills.org

February 2024

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.

With family commitments and full-time jobs, it is exceedingly difficult to schedule ahead of time monthly board meetings for the year.



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

BOARD OF MANAGERS:

Steve Roberts, President

Mike Wolford, Vice President

Judy Coker, Secretary

Bonnie Hebert, Treasurer

Susan Chartier, 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.

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
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

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

