

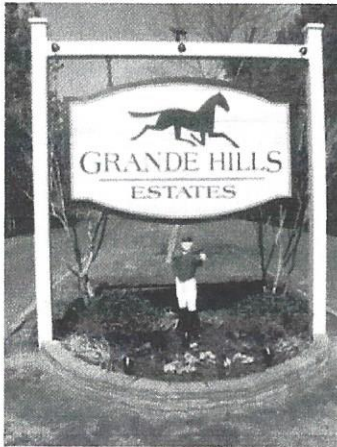
# GRANDE HILLS ESTATES

Volume 22, Issue 1

P. O. Box 395, Bush, LA 70431

www.grandehills.org

January 2019



## **2019 ANNUAL MEMBERSHIP MEETING**

The Annual Meeting of the membership for electing a five member Board of Managers and approval of the 2019 Annual Budget will be held on **SATURDAY, JANUARY 26, 2019 at 12:00 NOON.** The meeting location will be at the Bush Fire Station on Hwy. 21.

The voting will be in writing by those members authorized to cast votes. To assist you, ballots are enclosed with this Newsletter that 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 in order 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.

Ballots will be considered by the Election Committee as invalid if:

- \*\* The ballot is not signed.
- \*\* The ballot has more than 5 candidates selected. You must vote for up to 5 candidates.

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 2018 yearly itemization of expenses and amounts received.

## **ASSOCIATION'S BOOKS**

The Association's books will be available for inspection at 10:00 a.m. until meeting time and after the membership meeting, if necessary.

## **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 be mailed to be received at the post office by **Saturday, January 26, 2019, at 9:00 a.m. In-person deliveries of ballots are to be submitted between 9:00 a.m. and 10:00 a.m., on January 26th.**

## **WELCOME**

A special invitation is extended to the newest residents in our community to come join us for the annual meeting and meet your neighbors.

## **GUEST SPEAKERS**

Our guest speakers for the 2019 meeting are:

1. Mr. Richard Tanner, St. Tammany Parish Councilman

2. Mr. Todd Kraft, Constable, St. Tammany Parish

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

4. Mr. Nicholas Tranchina, Candidate for St. Tammany Parish Sheriff

5. Lake Committee Representative

## **AGENDA ITEMS**

1. Lake Project
2. Front entrance project
3. Crawfishman Triathlon

## **ASSESSMENTS**

The 2019 assessment notices will be in the mail to you shortly and as a reminder the total amount due is to be paid on or before April 30, 2019. Effective May 1, 2019, if unpaid, late fees will apply. We thank you once again for the vast majority of you who pay your assessments on time.

## **GHEHA ARCHITECTURAL CONTROL COMMITTEE**

As stated in the Grande Hills Architectural Control Committee Rules and Regulations, before any construction begins, ALL plans for building structures, additions, fences, pools, etc. are to be submitted to Travis and Jessica St. Pierre, Chairpersons, at (985) 886-6038 or (504) 390-2177 or Mike Wolford, (504) 915-7703, for a Certificate to Proceed to be issued.

## **NEWS ALERT**

On January 9th around midday, a resident of Grande Hills contacted the Association reporting that someone alerted her as she left the subdivision that 2 males and 1 female driving a blue Ford Expedition had just attempted to remove the jockey at the front entrance to our subdivision. The



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Association reported this incident to the St. Tammany Parish Sheriff's Department and a police report will be filed. The deputy advised that he would monitor the area. To everyone who saw this incident and reported it, the Association thanks you for your quick response and community support.

## **DOGS AT LARGE**

Members, there have been reports and concerns expressed in regards to dogs being allowed to run loose, free or at-large. This is a safety issue for other members, who are out on the streets, walking, running or biking. Every owner or keeper of animals needs to maintain control of their dogs, so as to prevent them from creating or becoming a public nuisance. Please refer to St. Tammany Parish leash law which is in the ST. TAMMANY PARISH CODE OF ORDINANCES, ARTICLE V, ANIMAL CONTROL AND WELFARE:

SEC. 4-126.00 Animals at Large; leash law.

To report an animal issue call: **St. Tammany Animal Control: 985-809-0183** or online: **STPGOV.org** and click on: **Departments**, then **Services. Animal**

## **BOARD OF MANAGER MEETINGS**

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

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

## **BOAT LAUNCH KEYS**

Please note that the boat launch keys are assigned to you by number and should be used only by property owners in this subdivision. Call A.J. Ostarly at 504-258-7626 for a key to the boat launch.

## **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.

## **BOARD OF MANAGERS:**

Steve Roberts, President  
Bonnie Hebert, Vice President  
Judy Coker, Secretary  
Ron Trupp, Treasurer  
Susan Chartier, Board Member

## **WEBSITE:**

[www.grandehills.org](http://www.grandehills.org)

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

**GRANDE HILLS ESTATES HOMEOWNERS ASSOCIATION, INC.**  
**BALANCE RECORD OF INCOME / EXPENDITURES FOR THE YEAR 2018**

BALANCE FORWARDED FROM DECEMBER 31, 2017.....	\$35,662.85
<b>INCOME:</b>	
Boat Launch Key Deposits	90.00
Crawfishman Triathlon donation	750.00
Assessments plus delinquent charges	<u>12,007.34</u>
	\$12,847.34
TOTAL INCOME RECEIVED IN 2018: <i>S. R. H.</i>	+ <u>\$12,847.34</u>
	BALANCE 48,510.19
EXPENSES FOR 2018: <u>-\$10,005.03</u>	
BANK BALANCE: \$38,505.16	
<b>BALANCE IN RESERVE FUNDS:</b>	
Legal Defense Fund, Operational Reserve Fund , Key Deposit Fund, Lake and Community Fund.	<u>- \$28,211.86</u>
<b>GHEHA YEAR END LIQUIDITY \$10,293.30</b>	
<b>Legal Retainer:</b>	
<b>Beginning Balance \$8,428.28 Bills \$1,308.00 Added \$1000.00 Year End Total \$8,120.28</b>	

**DESCRIPTION OF EXPENSES FOR 2018 AND PROPOSED ANNUAL BUDGET FOR 2019**

<u>Description of Expenses</u>	<u>Budget 2018</u>	<u>Expenses Incurred - 2018</u>	<u>Proposed Annual Budget - 2019</u>
Printing, Stamps, Envelopes, Labels, etc.	\$1,325.00	\$961.38	\$925.00
Post Office Box Rental	125.00	116.00	125.00
Washington St. Tammany Electric (front entrance lights)	275.00	275.00	250.00
Secretary of State	10.00	10.00	10.00
Grass Maintenance & Landscaping	2,000.00	1,980.00	2,250.00
Liability Insurance	4,100.00	4,039.93	4,300.00
Legal/Attorney/Retainer Fees	1,000.00	1,000.00	500.00
St. Tammany Farmer Newspaper	25.00	23.00	25.00
Bank Charges	25.00	0	50.00
Website XL Technologies, Inc.	400.00	513.00	400.00
Security for General Meetings	200.00	0	150.00
Lake And Community Management	2,500.00	867.22	3,000.00
BUDGET FOR 2018.....	11,985.00		
2018 BUDGETED EXPENSES INCURRED.....		\$9,785.53	
<b>TOTAL PROPOSED BUDGET FOR 2019.....</b>			<b>\$11,985.00</b>
There are 1255.11 acres in Grande Hills Estates. Your assessment for the Year 2019 is determined by dividing the proposed annual budget of \$11,985.00 by the number of total acres in Grande Hills, which will equal the annual assessment per acre of land you own.			
<u>\$11,985.00 divided by 1255.11 acre = \$9.55 per acre for 2019</u> <b>Therefore your assessment if this budget is approved would be \$9.55 multiplied by the amount of acreage you own.</b> <b>Example: \$9.55 X 5.75 acres = \$54.91 assessment.</b>			
Non Budgeted Expense: \$219.50 to purchase keys for Boat Launch		<u>\$219.50</u>	
	Total	\$10,005.03	
Transfer amount from Budget Savings To Lake & Community Fund		<u>\$1,632.78</u>	
	Adjusted Total	\$11,637.81	

## **BALLOT**

For the ANNUAL ELECTION of the Board of Managers of the  
GRANDE HILLS ESTATES HOMEOWNERS ASSOCIATION, INC.  
(JANUARY 26, 2019 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 \_\_\_\_\_

BONNIE HEBERT \_\_\_\_\_

STEVE ROBERTS \_\_\_\_\_

RON TRUPP \_\_\_\_\_

Write in Candidates: \_\_\_\_\_

PLEASE VOTE FOR THE FOLLOWING:

1. 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.

\_\_\_\_\_  
(Owner and or Designated Party)      Date \_\_\_\_\_

The Election Committee will begin counting the ballots at 10:00 am, 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 am and 10:00 am prior to the Annual Meeting, Jan. 26, 2019. Mail-in ballots must be postmarked early enough to arrive at P.O. Box 395, Bush La 70431 by 9:00 am on the day of the meeting. Ballots not returned in the marked envelope are subject to be opened prior to the meeting to verify contents.