

GRANDE HILLS ESTATES

Volume 22, Issue 3

P. O. Box 395, Bush, LA 70431

www.grandehills.org

September 2019



SECOND MEMBERSHIP MEETING FOR 2019

MARK YOUR CALENDAR, SATURDAY, SEPTEMBER 21, 2019, at 4:00 P.M. there will be a membership meeting for Grande Hills Estates Homeowners Association, Inc. The meeting will be held at the Bush Fire Station on Hwy. 21. As always, the Board values your time and will try to do our best to make the meeting quick, clear and concise to the critical points of discussion. We look forward to your attendance and feedback.

AGENDA ITEMS

Any items for discussion to be placed on the agenda for the membership meeting can be forwarded to the website or mailed to the Association by **SEPTEMBER 17, 2019.**

GUEST SPEAKERS AT MEMBERSHIP MEETING

A number of candidates running in the upcoming election have called the Association requesting to be a guest speaker at our next community meeting.

Joining us on the 21st will give you an opportunity to meet some of the

candidates running for government office.

As you are aware from past meetings, the Association always welcomes guest speakers.

The primary election in St. Tammany Parish is **OCTOBER 12, 2019**, and the General Election is **NOVEMBER 16, 2019.**

Early voting for the primary election is set for September 28-October 5, 2019. Early voting for the general election is November 2-9, 2019.

WELCOME

Welcome to all the new families that have moved into our subdivision. A special invitation is extended to you to come meet your neighbors at our membership meeting.

ASSOCIATION'S BOOKS

The Association's official books will be available for inspection one hour before the meeting. Board Members will also remain after the meeting for any additional review as necessary.

GHEHA PROJECTS

With the donation of \$750.00 received from the 2019 Crawfishman Triathlon and the funding approved for our budget, the improvements completed thus far are as follows:

Grande Hills Lake Revitalization Project Update

Back in February of 2018, the "Lake Committee" was formed. A group of interested and concerned association members had their initial meeting on June 16, 2018 to discuss "implementing strategies to improve fishing on the lake". Their goal was to gather information and to develop specific recommendations for re-

vitalizing the fish population in our lake. The desire was to improve overall fishing on the lake. That may not mean trophy bass fishing, but hopefully to provide good fishing opportunities for all ages. The first two strategies they addressed were: 1.) Developing better spawning and fish habitat areas in the lake, and 2.) Restocking plans for the spring of 2019 and 2020. The committee provided the board with a plan for implementing these strategies including: estimated costs, equipment and material requirements and an implementation schedule. This committee consulted with Mr. Charles Clark. Mr. Clark's expertise and guidance is sincerely appreciated by the committee and the board.

In December of 2018, the Grande Hills Estate Lake Committee presented their lake regeneration recommendations.

Phase One – Improve fish habitat in the lake and initial fish stocking, December 2018 thru March 2019. This phase included:

- 1.) Installation of gravel spawning beds at three selected locations around the lake, with each location having one 4'x 10' and two 4'x 4' spawning beds.
- 2.) Installation of artificial habitat structures in three selected locations around the lake with one artificial tree and two Georgia traps at each location.
- 3.) Installation of Christmas tree reefs in 4-6 selected locations in deep water near the lake dam.

The construction and placement of the spawning gravel beds has been completed. The construction and placement of the artificial trees and *Georgia Traps* has been completed.

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The donated Christmas trees were placed in the lake in January.

Phase 2 – Stock the lake with selected fish species in April/May 2019.

On May 22, 2019, the lake was stocked with: 1,200 Copper Nose Bluegill, 500 Redear Bream, 20,000 Fathead Minnows and 1,100 Channel Catfish. No largemouth Bass were included in the initial phase stocking process, as the hatchery could not provide the larger Bass desired. The addition of the Bass will be scheduled at a later date.

Phase 3 - Stock lake with additional Bass and forage fish as desired in spring of 2020. Supplement habitat with one additional group of gravel spawning beds and one additional group of artificial structures. Continue monitoring fish activity and start harvesting large Bluegill and Bream.

Phase 4 - Increase fishing activity in the lake in June 2021. Allow additional fishing in lake and harvesting of new Bass per posted modified slot limits. Continue monitoring fish activity and harvest results. Stock additional Fathead Minnows and Bass as budget constrains allow, if needed.

The committee's planning has been well thought out and cost conscious. The board thanks the committee for keeping Mr. Charlie Clark in the loop, as he is a wonderful advisory resource. The Grande Hills community is sincerely appreciative of the lake committee's commitment, time and labor invested in bringing this project to fruition. As a committee, you should be very proud of what has been accomplished and what is yet to come. The board and the association members extend our gratitude to the lake committee for all of the care, planning and excellent work the committee team has provided.

Lake Committee Members: Ken Cooper, Steven Crawley, Casey Lynch, Dion McKinley, and John Oglesby

Restoration of Our Entrance Signs

In April 2019, our beautiful entrance signs on Highway 21 and Highway 1083 were taken down and refurbished. The posts were cleaned, calked and painted. Our signs were removed by the contracted sign company and were cleaned and repainted with an exterior acrylic urethane for added color retention and durability. The preservation work performed on our signs will preserve them for years to come. The board wishes to thank Michael Chartier for overseeing this project.

THANK YOU

Our sincere appreciation is extended to Mr. Johnny Buisson, who has volunteered his time and equipment for years to cut the grass on the dam by our subdivision lake. Thank you for your commitment to keep our community beautiful.

Our Association is always very appreciative of the time and effort spent by our volunteers.

THANK YOU.

LAKE USAGE

Grande Hills Estates lake is PRIVATE for the use of property owners. Please note that outboard motors ARE NOT ALLOWED in our lake. 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 liability insurance.

There is no parking on the dam, as per the posted signs. 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.

Keys can be obtained by contacting **A.J. Ostarly at 504-258-7626**. A \$10.00 deposit is required, which is refundable when you turn in your key. Please remember this is a voluntary position, so please allow sufficient lead time to obtain a key and timely consideration when calling.

Your cooperation with these matters is sincerely appreciated.

WARNING

NO SWIMMING IN LAKE. There has been a spotting of an alligator in our lake. The Wildlife and Fisheries Department has been notified, and a trapper has been called. The trapper, Mr. Randy Piwetz, advised the Association that he has been to the lake twice and has not seen the alligator. He requested that if anyone spots the alligator to call him at 985-966-3376, and he will immediately come out and trap it.

DOGS AT LARGE

Members, there have been reports and concerns expressed in regards to dogs being allowed to run loose, free or at-large on their premises. 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.

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REMINDERS FROM YOUR ARCHITECTURAL COMMITTEE

The Grande Hills Estates Architectural Control Committee's (GHACC) functioning purpose is to maintain the beautiful homes, structures, land and landscape that all of us have come to enjoy. There are many components of their function including, but not limited to, reviewing and approving designs for homes, garages, barns, pools, fences, and all other types of construction; and confirming that parish permits have been approved by the Parish of St. Tammany as well as the rules/regulations of the GHACC have been adhered to. The purpose of this approval process is to resolve any deficiencies prior to construction to minimize negative cost impacts to a homeowner's project.

The goal of the GHACC is to keep our community looking its best while maintaining and/or increasing property values for everyone.

As a reminder, "Certificate to Proceed" (CTP) forms are available on our website, (<http://www.grandehills.org/legal.html>) and are required to be submitted to the GHACC as stated below in the GHACC Rules:

Page 5 of the **GHACC Rules and Regulations**, 1.1.1. states

Before work of any kind, except survey work and soil analysis, is undertaken in Grande Hills Estates Subdivision, a Certificate to Proceed shall be obtained from the Grande Hills Architectural Control Committee (GHACC). A Certificate to Proceed shall be issued only after the GHACC has reviewed and approved an application containing all the information normally submitted to the proper St. Tammany Parish authority for a building permit, together with such additional information as required by these Rules and Regulations.

Even though there may be cases where Parish permits are not required, a CTP for GHACC is still required.

The GHACC has up to 15 days to return a CTP so please submit completed forms to the GHACC during the planning stages and no less than 15 days prior to construction commencing. If you have any questions prior to construction or in the design phase, please call one of the GHACC members below.

Our Architectural Committee members are always happy to assist, so please call us when you are planning a project.

Travis and Jessica St. Pierre, Chairpersons, (985) 886-6038 or (504) 390-2177 or Mike Wolford, (504) 915-7703

ST. TAMMANY PARISH BUILDING PERMITS

Please make note that the Parish requires a building permit for any construction over 100 sq. ft.

ASSESSMENTS

The Board would like to sincerely thank the association members who submitted their annual assessments in a timely manner. 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**.

BOARD OF MANAGER MEETINGS

If any member has a matter that needs to be brought before the Board, please call one of your Board of Managers 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. For this reason, the Board requests that you give us a phone call, and we will gladly let you know when the next board meeting is scheduled.

Change of Address?

Please help the Association keep track of new ownership, changes of address, and telephone number changes. Any changes should be directed to Board Member Ron Trupp.

EMAILS TO GHEHA

An email can be sent to the Association by going to www.grandehills.org and selecting "Contact Info." This procedure will avoid any viruses being sent to the Board's email address.

Please use the website for email transmittals and do not send emails from your email address to the Association's website.

Any questions should be directed to your Board of Managers:

BOARD OF MANAGERS:

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

WEBSITE:

www.grandehills.org

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

GHACC Members:

Mike Wolford
Travis and Jessica St. Pierre, Chairpersons