

GRANDE HILLS ESTATES

Volume 25, Issue 3

P. O. Box 395, Bush, LA 70431

www.grandehills.org

December 2022



2023 ANNUAL MEMBERSHIP MEETING



This is to formally notify all members that the Annual Meeting of the membership for electing the Board of Managers and approval of the 2023 Annual Budget will be held on **SATURDAY, JANUARY 28, 2023, at 12:00 NOON.** The meeting location will be at the Bush Fire Station on Hwy. 21.

The Association's books will no longer be available at the annual meeting, as the Association has now gone paperless. All documents have been converted to digital format to avoid the accumulation of paper being stored. These documents can be reviewed on the Association's website, www.grandehills.org.

Personalized ballots will be mailed in January. Please mail your ballots in early to avoid delivery after the date of the meeting. Your vote **will not** be counted if it arrives after January 28th. Hand delivered ballots must be received by 10:00 a.m. on the day of the meeting, but the meeting will start at **12:00 Noon.**

We urge you to participate in the election process to approve the budget and elect a board of managers, as a meeting cannot be held unless a quorum is reached. Submission of a ballot is what determines a quorum. **YOUR VOTE MATTERS.**

As in past years, counting of the ballots will begin at 10:00 a.m. by the Election Committee.

2022 ASSESSMENTS

First, the Association thanks the members for getting in their yearly assessment by April 30th. As you know, our yearly assessments are paid in one payment and are due by April 30th of each year. The proposed budget each year is submitted to the membership for approval before invoices are sent out in early February.

Unfortunately, this year legal action for non-payment of assessments was taken against five members as required by our By-Laws and Covenants.



BUDGET IS BEATING INFLATION

As we are all living thru and dealing with the cost of rising inflation this year and with higher inflation rates on the horizon, the Board is glad to announce that while we kept the slight increase last year at or below budget, this year's budget will be an even lower request. Last year, the inflation numbers were running around 6.5% to 7%. We asked for a 5% increase and the members approved it. We have

kept most all lines of the budget within that context as we had diligently worked to control and contain every expense. As we look at current conditions, we see a consistent 7.5% to 8.5% inflation rate across the nation. With that hard work and reviewing every line and every cost, negotiating every contract, and working every penny to the tightest level possible, we will be proposing a budget for 2023 that is no where near today's 8.5% inflation rates, but is an increase of only 1.5%. We know there are some cost increases that we cannot avoid, such as stamps going up in cost very soon, printing costs are rising and, of course, all the warning signs on electrical bills, etc. This year's budget proposal for 2023 will be \$14,900 compared to 2022's budget of \$14,685. The cost per acre for 2022 was \$11.70 and the 2023 proposed cost per acre is \$11.87, an increase of 17 cents per acre. This past year we have accomplished some nice improvements in our community and wish to maintain and continue the improvements. Please always keep in mind that our dues are ANNUAL dues and not monthly dues.

As always, the Board will do everything possible to watch every cent of our dues and properly take care of our wonderful home of Grande Hills Estates while keeping the lowest dues in St. Tammany Parish and the State of Louisiana. We ask for your YES vote on the budget to accomplish this task.

CALL FOR NOMINATIONS

In preparation for the election of the Board of Managers, we are providing to you herein, a nomination form in the event you wish to name up to five candidates. **IT IS IMPERATIVE THAT**

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YOU VERIFY YOUR CANDIDATES ARE WILLING TO SERVE IF ELECTED. Your completed nomination form must be mailed to GHEHA, P. O. Box 395, Bush, LA 70431, and received by **DECEMBER 30, 2022**.



ELECTION COMMITTEE

If you would like to serve on the Election Committee, please check off the "Yes" box on the Nomination Form and mail to GHEHA.

AGENDA ITEMS

Any items for discussion you wish to have on the agenda for the annual meeting may be included on the back of the nomination form or sent as a separate attachment.

WELCOME

A big welcome is extended to our new families who have moved into our beautiful subdivision. We look forward to meeting you at our meeting in January.



CRAWFISHMAN TRIATHLON

The subdivision had another successful year with the triathlon. The Association received a donation of \$750.00 which was used toward the cost of constructing a fence at the boat landing.

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. If you would like a key to the boat launch area call Board Member Susan Chartier, 985-809-1455. A \$25.00 refundable deposit is required to obtain a key. Just a reminder, there is **no parking** on the dam.



LAKE COMMITTEE

The Lake Committee has successfully completed the better part of the first 3 phases of their plan which included creating a new fish habitat in the lake and stocking the lake on two separate occasions, in 2019 and 2020, with various species of bait fish (minnows, shad, bream), catfish and bass.

As of mid-2022, the Lake Committee will have achieved 3 full years since their work began. That being a self-sustaining food chain provided by our smaller foraging fish that spawn multiple times during the year and then a noticeable improvement in the size of our pan fish, bass, and catfish. Hopefully, the fishing will be improved and provide more opportunities for all age groups fishing in the lake.

2022 - 2023 Phase 4 plans:

- Allow additional fishing in lake by our members and harvesting of new bass.

- Continue monitoring fish activity and harvest results.
- Stock additional fathead minnows and bass as budget constraints allow, if needed.

One thing we have learned is that we need additional fish habitat in the lake and will continue adding that through creative ways of building it and through **Christmas tree donations**.

Hopefully, through our monitoring process and the results in fish harvesting, we will see firsthand or reported by members, so we can determine if additional stocking of selected fish species is warranted during the year. Or, if we should just allow another additional year of maturation for what we have already completed.

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 2 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, it is recommended that during spawning seasons fish of this size should also be returned to the lake if they are healthy.

When is the spawning season for bass?

Depends on when the water temperature warms up to 60-65-degree range. Most likely late February - March is the time frame in south LA. Spawning period normally lasting one to two months during spring or summer.

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fish has been caught in which we need to eliminate fish harms the work we've prove our fish population. Every fish is a Chain Pickerel, "hy" fish that likes to eat the trying to improve. Where fish have come from and it be removed? Good maybe someone put some in ny that are caught need to out of the lake. If any are ase send an email to the our web site to advise us.



of the lake committee are r, Steven Crawley, Casey on McKinley, and John

Note:

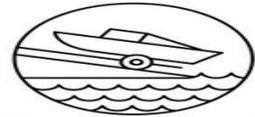
uggested by the committee andowner who lives on the to dredge the shoreline of erty to contact either a member or the Board prior ct. Considering the issues of improving fish habitat and restocking our lake, dredging the shoreline may need to take place at certain times of the year.

The Association appreciates the lake committee members' continued dedication to the improvement of our lake.



CHRISTMAS TREES

The lake committee wants your Christmas tree. Please place your Christmas tree (without any flocking, tinsel, or lights) in the boat launch area by 1/24/2023. The collected trees will be recycled to supply a habitat for the fish.



GHEHA COMMON AREA/ BOAT LAUNCH

The Association is pleased to report that vinyl fencing has been installed along the property line at the boat landing. This fencing replaces the original old wood fencing. The next project at the boat landing is to shore up the edge of the land to prevent continuous erosion. The Association is in the process of getting bids for this project. We extend a big thank you to Mike and Susan Chartier for handling the fencing project.

COMMITTEES



As the year concludes, the Association would like to thank the many volunteers who give their time, talent, and energy to make our community look great. We would like to thank all the chairpersons of the many committees. You are a major piece to 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 various ways throughout our community. The Board always looks forward to a full house at the membership meetings!!



A couple of bass caught and released in the lake February 2021 along with some 4 lb. catfish. So, it looks like we may be doing some good. Just need the big ones like these to stay in the lake and spawn enough to improve the overall genetics.

****IMPORTANT INFORMATION****



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Thank you to the volunteers who have placed pine straw around the oak trees on Grande Hills Blvd.

The concrete at the top of the brick columns at the entrance on Grande Hills Blvd. was cracked and needed repairs. Kirk Aymond and his dad took on the project and did the repairs needed to preserve our entrance columns. A big thank you is extended to them for volunteering to tackle this project.

Thank you to Kirk Aymond and his dad for installing new restriction signs on Hialeah and Churchill Downs Blvd. The previous signs were in such poor condition.

A big thank you is extended to Pat Trupp for painting our jockey that stands at the entrance on Hwy. 21.

INCOME TAX RETURN

A big thank you to our long-time member, Gene Veillon, CPA, who has volunteered for years to prepare and file the Association's yearly income tax return.

The 2022 income tax return has been filed.

GHEHA ARCHITECTURAL CONTROL COMMITTEE



Any new construction plans may be submitted to our GHACC committee members, Elliot Hano (504) 913-8317 or (985) 400-5995 or Travis and 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, all plans for building structures, additions, fences, pools, etc. are to be submitted to the Architectural Control Committee for

review and approval of a Certificate to Proceed.

Please understand that all our positions on the Association are voluntary, therefore, plans should be submitted well in advance of commencement of the construction project to allow time to review and approve.

SPEEDING



The Association brought to Ms. Tanner's attention that large trucks are speeding down Fairgrounds Blvd., especially around the curve right off Hwy. 1083. Ms. Tanner reported this matter to the Public Works Division.

It has been reported that cars are speeding in the neighborhood, especially when school buses are stopping to pick up children. PLEASE adhere to the **25 mile an hour** speed limit in our subdivision. We have many new families with small children, bike riders and walkers who love to stroll the streets in Grande Hills.



There are "no parking signs" located on the dam by the lake on Churchill

Downs Blvd. If you would like to fish, please contact board member Susan Chartier to obtain a key for the boat landing to fish within that area. Parking cars on the dam undermines the dam and will cause erosion to take place. St Tammany Parish does not want any cars parked on the dam at the lake.

ST. TAMMANY PARISH BUILDING PERMITS



Please make note that St. Tammany Parish requires a building permit for ANY construction over 100 sq. ft. The GHACC will review your plans, but will not give final approval until receipt of a building permit from St. Tammany Parish.

ROAD/RESURFACING



We are pleased to report that Belmont Park Dr. has recently been resurfaced, which was the last street in the subdivision that had not been resurfaced since the inception of Grande Hills Estates in 1984. The Association is working with Ms. Tanner pursuing some improvements on Grande Hills Blvd. and hopes 2023 will bring some necessary changes.

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The Association thanks Ms. Cheryl Tanner for continuing to work with us in improving our roadways.

Ms. Tanner has also worked tirelessly, to no avail, trying to have the DOTD remove the rumble strips on the new resurfacing on Hwy. 21. The DOTD has refused her request. She has contacted the Chief Engineer of the DOTD, the state representatives and the senator's office. She advised the Association she has not given up and will continue to pursue this issue. The Association thanked her for all of her efforts.

BOARD OF MANAGER MEETINGS

With family commitments, school activities and full-time jobs, it is difficult to schedule ahead of time monthly board meetings for the year. The Board requests that if any member has a matter that needs 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.

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.



Any questions should be directed to your Board of Managers:

BOARD OF MANAGERS:

Steve Roberts, President
Mike Wolford, Vice President
Judy Coker, Secretary
Bonnie Hebert, Treasurer
Susan Chartier, Board Member

WEBSITE:

www.grandehills.org

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



BUDGET FOR 2022 AND PROPOSED BUDGET FOR 2023			
<u>Description of Expenses</u>	<u>Budget 2022</u>	<u>Expenses Incurred - 2022</u>	<u>Proposed Annual Budget 2023</u>
Printing, Stamps, Envelopes, Labels, etc.	\$1,000.00	\$957.68	\$1,250.00
Post Office Box Rental	\$125.00	\$130.00	\$140.00
Washington St. Tammany Electric/Front Entrance Lights	\$550.00	\$550.00	\$650.00
Secretary of State	\$10.00	\$10.00	\$10.00
Grass Maintenance and Landscaping	\$3,850.00	\$3,533.20	\$3,850.00
Liability Insurance	\$4,500.00	\$4,340.49	\$4,500.00
Legal/Attorney/Legal Retainer	\$500.00	\$500.00	\$500.00
Boat Launch Key Fund	\$0.00	\$262.20	
Bank Charges	\$50.00		\$50.00
Website XL Technologies inc	\$1,100.00	\$425.00	\$950.00
Lake and Community Management	\$3,000.00	\$2,654.00	\$3,000.00
BUDGET FOR 2022 AND 2022 EXPENSES INCURRED ENDING 11/30/22	\$14,685.00	\$13,362.57	
TOTAL PROPOSED BUDGET FOR 2023			\$14,900.00
The annual assessment for 2023 is determined by dividing the approved budget of \$ 14,900.00 by the total amount of acres in Grande Hills (1255.11) which would be \$ 11.87 per acre multiplied by your total acreage.			
Moved \$6,897.00 on 1/14/22 to Retainer with Association attorney		\$6,897.00	
Withdrawn from Legal Defense Fund-Court Costs to Justice of the Peace Kahl-Assess Claims		\$500.00	
Deposited Refund from members for court costs to Legal Defense Fund-\$500 (Aug/Sept)			

NOMINATION FORM
FOR THE ELECTION OF FIVE MEMBERS TO THE
BOARD OF MANAGERS OF THE
GRANDE HILLS ESTATES HOMEOWNERS' ASSOCIATION, INC.
YEAR 2023

YOUR NOMINATION(S)--(PLEASE PRINT)

NAME

ADDRESS

- 1.
- 2.
- 3.
- 4.
- 5.

NOTE: Please insure the candidate approves of his/her nomination to the Board of Managers. Members are encouraged to nominate themselves should they desire to run for a position on the Board

Please Print your name(s):

Your Signature(s):

.....
PLEASE MAIL THIS COMPLETED FORM TO:

Grande Hills Estates Homeowners' Association, Inc.
P.O. Box 395
Bush, Louisiana 70431

*****NOMINATIONS WILL NOT BE ACCEPTED AFTER DEC 30, 2022*****

*****NOMINATION FORM MUST HAVE YOUR SIGNATURE TO BE CONSIDERED VALID*****

I wish to volunteer for the election committee Yes No

If you have any items for discussion you wish to have on the agenda for the January Membership Meeting, please note on the reverse side of this page or send as a separate attachment.