

GRANDE HILLS ESTATES

Volume 26, Issue 2

P. O. Box 395, Bush, LA 70431

www.grandehills.org

February 2023



Your new Board of Managers met on February 2, 2023, 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

ANNUAL BUDGET



The 2023 proposed annual budget in the amount of \$14,900.00 was **APPROVED** by 97.24%. Therefore, each member's annual assessment for 2023 is **\$11.87 per acre owned**.



ASSESSMENT INVOICES

YOUR INVOICE FOR THE 2023 ANNUAL ASSESSMENT IS ENCLOSED WITH THIS NEWSLETTER.

The assessments are due by **APRIL 30, 2023**, and will become delinquent on **MAY 1, 2023**.

Please ensure your payment is **RECEIVED** by the Association **BEFORE MAY 1, 2023**.

The Association has expenses that are currently due, so your prompt remittance is appreciated.

Thank you for your continued support of your Association.



INCREASE IN LATE FEES

The board passed a resolution to **INCREASE** the late assessment fee from **\$25.00** to **\$100.00** for assessments paid late or not in full. An Amended Rules and Regulations for Fines is enclosed with this newsletter adopting increased late assessment fees. Assessments are due on or before April 30th (due in GHEHA post office box). This late fee is necessary due to continued late payments year after year from 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 after judgment is rendered, a lien will be placed on your property. Please pay your assessments on time.

ELECTION COMMITTEE



Many thanks go out to the Election Committee, which consisted of: Jessica Oglesby, Linda Pippins, Kirk Aymond and Theresa Lomonaco. They did an excellent job completing the counting of the ballots well before the annual meeting started.

2023 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.

There were 578.47 acreage votes cast out of 1255.11 acres in our subdivision.

BOARD OF MANAGERS

The election for the Board of Managers for the GHEHA was held on January 28, 2023.

The results are:

Judy Coker – 536.92 acres
Susan Chartier – 536.92 acres
Bonnie Hebert – 557.29 acres
Steve Roberts – 557.29 acres
Mike Wolford – 547.61 acres

There were no write in candidates.

GRANDE HILLS ESTATES

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February 2023

SUMMARY OF THE 2023 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 and offered her assistance if needed. She discussed the appeal on the rezoning request on land located on Hwy. 21 in Waldheim next to Milne and The Methodist Cemetery. **She advised that the Parish Council will hear this appeal on rezoning on THURSDAY, MARCH 2, 2023 at 6 p.m. at the Parish Council Chambers located on Koop Drive. SHE ADVISED THAT IF YOU OPPOSE THIS REZONING YOUR PRESENCE AT THE HEARING IS IMPORTANT.**

A petition opposing this rezoning can be signed at the Backroads Mercantile in Waldheim. This petition will be given to Ms. Tanner to present at the Council hearing.

She advised that she is working on getting Grande Hills Blvd. resurfaced to add curbs to the median to prevent trucks/cars rolling on the grass and destroying the median on the boulevard. She will have an answer by the end of the year.

She stated that Hwy. 3241, which will connect to I-12, Lacombe exit, has started with Phase 3 in Bush. She advised that she will work with the Parish to make sure proper zoning is in place once the highway is complete to insure it doesn't become an issue in the future. Hwy. 3241 will be a four

lane highway. She advised there are different contractors for the 3 phases.

Our guest speaker, Mr. David Holloway, Realtor with Smith & Core, passed out updated information on real estate values in the past year. These documents can be found on our website.

Mr. Holloway stated the last lot he sold in Grande Hills came in at \$19,500 per acre.

As always, Mr. Holloway gave an excellent presentation.

Mr. Todd Kraft, the Constable for our District 9, was also a guest speaker. He stated that, as a Constable, his main duty is to control litter. He is also a process server for the Parish.

He has been appointed to the District 9 fire department board. He advised that a new fire station will be built in the Bush area on Hwy. 41, which will be near the new Hwy. 3241. He talked about the improvements being made at the fire station on Hwy. 21. The firemen themselves are doing most of the renovations to the station by building a separate room for housing the on duty firemen. They have improved the room where our membership meetings are held.

The Fire District was able to secure, at a very reasonable price, a ladder truck which has helped in reducing our fire rating. This type of fire truck is necessary to fight fire from the top of buildings.

He advised that our District 9 fire rating has been reduced to a #3 rating.

Mr. Kraft also discussed some issues with four wheelers trespassing on private property in Grande Hill Estates. He advised that the Sheriff's Office should be called to report trespassing.

The lake committee requests that should 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 5 pounds please place back in the lake. To determine what progress has been made thus far as to fish population in our lake, the committee would like feedback through our website from the fisherman in our subdivision. 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 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.

LAKE COMMITTEE

GRANDE HILLS ESTATES

Volume 26, Issue 2

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February 2023

Note: Bass spawn in the spring when waters warm up to the 60-degree range.

It was suggested by the lake committee that if a 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.

TRESPASSING ON PRIVATE PROPERTY

The Association has received complaints of four wheelers and horses riding 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.

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 that they are not allowed to have fun by destroying other folks' property. 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 in the mud is not permitted.

Please note that four wheelers are not street legal.

CRAYFISHMAN TRIATHLON



Dion McKinley spoke at the meeting about the upcoming **Crawfishman Triathlon** at our lake, scheduled for Sunday, May 21, 2023. This year, they will be offering a shortened course for children, ages 7-10 and 11 to 14, which will be a shortened swim, 1 mile bike ride and a ½ mile run. There were no objections to this event being held. Anyone wishing to participate may go online to register at www.CrawfishmanTri.com. The event consists of a 1000 meters swim, 18-mile bike and a 4-mile run. Residents are always welcome to join the festivities by the lake to cheer on the athletes.

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.

THANKS

Many thanks go out to Kirk Aymond and his dad, Burt Aymond, for repairing the post next to the gate at the boat landing which had come out of the ground and no longer secure.



KEYS FOR BOAT LANDING

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 at (985) 809-1455.

Should you move out of Grande Hills you will be required to turn in your key to receive your deposit. A sign-in list is kept for members holding keys.



GHEHA ARCHITECTURAL CONTROL COMMITTEE

Our Architectural Control Committee (GHACC) is here to assist you in a 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, Chairpersons, (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

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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



BOARD OF MANAGER MEETINGS

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, school activities 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.

**GRANDE HILLS ESTATES HOMEOWNERS ASSOCIATION, INC.
AMENDED RULES & REGULATIONS FOR FINES
(EFFECTIVE AS OF FEBRUARY 1, 2023)**

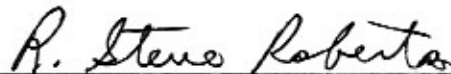
A meeting of the Board of Managers ("the Board") of Grande Hills Estates Homeowners Association, Inc. ("the Association") was held on November 11, 2022 with the required quorum present. At the meeting,

IT WAS RESOLVED THAT:

1. The Board is authorized by the Association's governing documents to adopt or amend reasonable rules and regulations concerning, among other matters, the details of operation for the Association.
2. In addition, the Board is authorized by the Association's governing documents to assess additional charges to owners who fail to pay any assessment by the due date.
3. Pursuant to the foregoing authority, the Board amends the Association's Rules and Regulations for Fines.
4. Specifically, any Owner who fails to pay the Owner's yearly assessment by April 30th of that year shall be assessed, in addition to the yearly assessment, a \$100.00 delinquent fee.
5. In addition, any Owner who fails to pay any other assessment by the due date thereof shall be assessed, in addition to any such other assessment, a \$100.00 delinquent fee.

Written notice of the adoption of these Amended Rules & Regulations for Fines (Effective February 1, 2023) and a copy thereof shall be furnished to each Owner, and thereafter, these Amended Rules and Regulations for Fines (Effective February 1, 2023) shall be in effect as of February 1, 2023. A copy of these Amended Rules and Regulations for Fines (Effective February 1, 2023) shall be maintained at all times in the records of the Association.

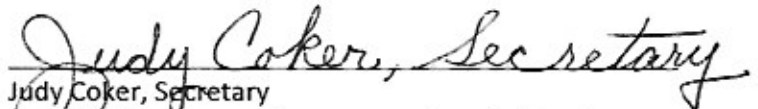
Resolved, this 28th day of January, 2023.



Steve Roberts, President
Grande Hills Estates Homeowners Association, Inc.

CERTIFICATE

I, Judy Coker, Secretary of Grande Hills Estates Homeowners Association, Inc., hereby certifies that the above is a true and correct recordation of the transaction which occurred at the Board of Managers meeting of Grande Hills Estates Homeowners Association, Inc. held on November 11, 2022.



Judy Coker, Secretary
Grande Hills Estates Homeowners Association, Inc.