

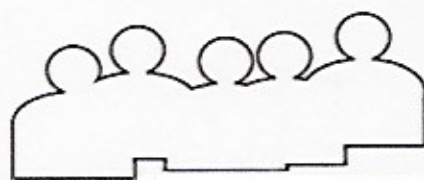
# GRANDE HILLS ESTATES

Volume 27, Issue 1

P. O. Box 395, Bush, LA 70431

www.grandehills.org

January 2024



## 2024 ANNUAL MEMBERSHIP MEETING

The annual membership meeting for the election of the five-member Board of Managers and approval of the 2024 Annual Budget will be on **SATURDAY, JANUARY 27, 2024, at 12:00 NOON**. The meeting location will be the Bush Fire Station on Hwy. 21.

The voting will be in writing by those members authorized to cast votes. **Ballots enclosed with this Newsletter are personalized with your name(s), the lot(s) you own and your total voting acres.**

There were six Nomination Forms received in the mail. Four forms received nominated the current Board of Managers and two were in regards to volunteering on the election committee. Thank you members for taking the time to fill out and mail the Nomination Form.

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 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.

Please mail in your ballot to insure we meet a quorum to hold our annual membership meeting.

Ballots are **INVALID** by the Election Committee if:

- \*\* The ballot is unsigned.**
- \*\* The ballot has more than five candidates selected. You may vote for up to five 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 yearly itemization of expenses and amounts received.

Now that the Association has completed this major project of converting documents to digital format and has now gone paperless, binders of documents are no longer transported to the fire station at the time of the annual meeting.



## 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 returned promptly by mail to be received at the post office by **Saturday, January 27, 2024, at 9:00 a.m.** **In-person delivery of a ballot is submitted between 9:00 a.m. and 10:00 a.m., on January 27th.**

**Ballots received AFTER 10:00 a.m. on January 27, 2024, WILL NOT BE COUNTED.** Considering the slow delivery of mail these days, please send in your ballot early. Last year, several ballots were received in the mail after the day of the annual meeting which could not be counted. Please return your ballot ASAP.

## WE WANT YOU

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



## ASSOCIATION'S BOOKS



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## GUEST SPEAKERS

Our guest speakers for the 2024 meeting are:

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

Ms. Cheryl Tanner, Councilwoman.

Mr. David Landrum, Bush Recreation Center.



1. Lake Erosion Project COMPLETE
2. Grande Hills Entrance Signs

## 2023 SUBDIVISION MAINTENANCE PROJECTS

### Boat Launch Shoreline Erosion

Before:



After:



The boat launch shoreline erosion project has been completed as of December 2023. Attention to this problem was brought to the board by Ken Cooper, a member of the Lake Committee. Our goal was to complete this project in 2022, but the board decided to wait due to the inflated material costs of the project secondary to a short supply of Gabion stone and the inflated cost for the stone. After obtaining updated bids for the project, the availability of stone improved, but the material costs did not decrease so the board voted to proceed with the needed project. A stiff clay base was installed to the shore line, then a layer of concrete rip rap which was then topped with Gabion stone (limestone). The contractor also removed a buildup of sediment in front the culverts to allow for improved water flow into the culverts.

### Refurbishment and the Preservation of our Entrance Signs



Our beautiful entrance signs have been repainted and will be reinstalled this month. We had hoped to have the signs installed prior to Christmas but there were issues with removing the old paint from the signs which

necessitated a consultation with the Helm Paint representative. Because of these issues our job was pushed back in the job queue. We look forward to having our handsome signs back home to welcome our members and visitors to our subdivision. We would like to give a big thank you to Helm Paint for their support and donation of the paint for our signs.



## ASSESSMENTS

The 2024 assessment invoices will be in the mail to you shortly, and as a reminder the total amount due is to be paid in full on or before **APRIL 30, 2024**. If unpaid, late fees will apply. We thank you once again for paying your assessments on time and avoiding any additional fees.



## 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 Elliot Hano, (504) 913-8317 or (985) 400-5995, for a Certificate to Proceed to be issued.




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Thank You!!  


A big thank you to AJ Ostarly, Jr. for taking the time to obtain a replacement lock for the boat launch gate. Your commitment and dedication to our subdivision is appreciated.

Thank you to all the members of our community for your support and assistance in making our subdivision a beautiful and safe place to live.

## Keeping Our Members and Their Animals Safe

Members, there have been reports and concerns expressed in regard to dogs walking off leash, 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 animals, so as to prevent them from creating or becoming a public nuisance. Provided for your information below is the St. Tammany Parish leash law.

### ST. TAMMANY PARISH CODE OF ORDINANCES

#### ARTICLE V ANIMAL CONTROL AND WELFARE:

SEC. 4-126.00 Animals at Large; leash law – It shall be unlawful for any person to suffer or permit any animal in his possession, or kept by him about his premises, to run loose, free, or at-large on any street, sidewalk, alleyway, highway, common or public square, or upon any unenclosed land, or trespass upon any enclosed or unenclosed land of another. Running loose, free, or at large means not under the immediate control of a competent person and restrained by a

substantial chain or leash. "Electronic Leashes" utilizing an electrical charge as a means of restraint shall not serve as a replacement for a tangible chain or leash.

#### A. Confinement by owner:

1) Enclosure: when not confined within the owner or keeper's dwelling or being exercised or transported outside the owner or keeper's premises, all animals owned or kept in the unincorporated portions of St. Tammany Parish shall be confined within an enclosure, which means a fence or structure, whether or not it is located along the boundary of the property, that is constructed in such a manner as to:

(a) Prevent any unattended animal, while outdoors and upon the premises of its owner or keeper, from going beyond or outside of the boundaries of the property; and

(b) Not allow ready and unobstructed access to the animal by the general public.

(c) "Electronic Fences," incorporating the use of electrical charges as a means of restraint of an animal within a yard-like perimeter, may only be used as a secondary means of restraint and not as a replacement for actual fencing material or an enclosure.

2) Tethering of Animals: an owner or keeper of an animal, other than one deemed dangerous or vicious, may tether said animal only in a fashion conforming to the method indicated below:

(a) Tethering shall only be used as a secondary means of restraint and shall not serve as an alternative to the enclosure requirements.

(b) Tethering must occur only in a type of configuration which permits the animal to move freely in all directions.

(c) Tethering must occur only with a lead rope, chain, or cable at least twelve (12) feet in length.

(d) Tethering must occur in an unsecured area free of any choking hazards such as trees, bushes, poles, or other obstruction, with the exception of the object to which the lead is joined.

(e) Tethering by means of a lead rope, chain or cable that weighs more than one-eighth (1/8th) of the total body weight of the animal is prohibited.

#### Grande Hills Estates Subdivision Deed Restrictions:

All animals shall be fenced or otherwise prevented from roaming freely about the Property.

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



### CHRISTMAS TREES

The lake committee wants your Christmas tree. Please place your tree (without any flocking, tinsel, or lights) in the boat launch area by JANUARY 24<sup>th</sup>. The collected trees are recycled to supply a habitat for the fish.

### REMINDER – LAKE RULES



This is a friendly reminder to please adhere to the lake and boat landing rules posted at the entrance to the



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boat landing. Parking is not allowed on the dam on Churchill Downs Dr. as indicated by the "No Parking Signs." St. Tammany Parish Engineering Department advises that by parking cars, trucks, four wheelers for any other type of motorized vehicle on the dam area by the lake will weaken the dam.

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 insurance.

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 it is no longer needed. Your cooperation with these matters is appreciated.

## Lake Rules

The following are specific requirements for use and conduct pertaining to the 55-acre Grande Hills Estates Lake.

1. 4.2.4 No jet skis or boats powered by gas or diesel combustion motors shall be allowed on the lake at any time. Boats with electric trolling motors only will be allowed.
2. 4.2.5 Only members, their families, and their accompanied guests shall be allowed to use the 55-acre lake in Grande Hills Estates.
3. 4.2.6 All of those not covered above in Section 4.2.5 will be considered trespassers.
4. 4.2.7 All children under the age of 12 years old shall be accompanied by an adult.
5. 4.2.8 Life jackets are required when on the water.
6. 4.2.9 Fish are to be taken by hook and line only.
7. 4.2.10 Swimming is at your own risk.
8. 4.2.11 No littering.

9. 4.2.12 Hours of use are from daybreak to sundown.

To report a trespassing issue or parking on the dam, please call the: **Sherriff's Office – Police Non-Emergency Dispatch Line: 985-898-2338**



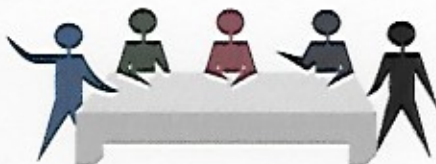
## BOAT LAUNCH KEYS

Please note that the boat launch keys are assigned by number and should be used only by property owners in this subdivision. A required \$25.00 refundable deposit is needed to obtain a key. Please call Board Member Susan Chartier at (985) 809-1455 for a key to the boat launch. Please remember this is a voluntary position, so please allow sufficient lead time to obtain a key and timely consideration when calling.

## 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 MANAGER MEETINGS

If any member has a matter that needs attention 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 and full-time jobs, it is difficult to schedule ahead of time monthly board meetings for the year.

## BOARD OF MANAGERS:

Steve Roberts, President  
Mike Wolford, Vice President  
Bonnie Hebert, Treasurer  
Judy Coker, Secretary  
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 2023**

**BALANCE FORWARDED FROM DECEMBER 31, 2022** ..... \$ 37,674.03

**INCOME:**

Crawfishman Triathlon donation..... \$ 750.00  
 Boat Launch Key Deposits..... \$ 25.00  
 Assessments plus delinquent charges..... \$ 16,010.37

**TOTAL INCOME RECEIVED IN 2023**..... + 16,785.37

**BALANCE**..... \$ 54,459.40

**EXPENSES FOR 2023**..... - 19,811.76

**BANK BALANCE (12/31/2023)**..... \$ 34,647.64

**BALANCE IN RESERVE FUNDS (Legal Defense, Operational Reserve, Key Deposit, Lake & Community)**..... 21,617.23  
                                     \$11,961.83      \$9,057.60      \$597.80      -0-

**GHEHA YEAR END LIQUIDITY**..... \$ 13,030.41

**Legal Retainer: Beginning Balance \$5,384.14    Bills \$ 577.40    Added \$ 150.00    Year End Total = \$4,956.74**

**DESCRIPTION OF EXPENSES FOR 2023 AND PROPOSED BUDGET FOR 2024**

<u>Description of Expenses</u>	<u>Budget 2023</u>	<u>Expenses 2023</u>	<u>Proposed Annual Budget - 2024</u>
Printing, Stamps, Envelopes, Labels, etc.	\$ 1,250.00	\$ 1,385.44	\$ 1,388.00
Post Office Box Rental	140.00	146.00	152.00
Washington St. Tammany Electric (Front Entrance Lights/Meter)	650.00	650.00	650.00
Secretary of State	10.00	10.00	10.00
Grass Maintenance & Landscaping	3,850.00	3,854.40	4,000.00
Liability Insurance	4,500.00	4,906.92	5,500.00
Legal/Attorney/Retainer Fees	500.00	500.00	500.00
Boat Launch Key Fund	-0-	-0-	-0-
Bank Charges	50.00	-0-	50.00
Website XL Technologies, Inc.	950.00	569.00	650.00
Lake & Community Management	3,000.00	** 7,790.00	3,000.00
<b>BUDGET FOR 2023</b>	<b>\$ 14,900.00</b>		
<b>2023 BUDGETED EXPENSES INCURRED</b>		<b>\$ 19,811.76</b>	
<b>TOTAL PROPOSED BUDGET FOR 2024</b>			<b>\$ 15,900.00</b>

Your assessment for 2024 is determined by dividing the proposed annual budget of \$15,900.00 by the total amount of acres in Grande Hills (1,255.11).

\$ 15,900.00 divided by 1255.11 acres = \$ 12.67 per acre for 2024. Your assessment would be \$12.67 multiplied by the amount of acreage you own.

**\*\*Lake Erosion Project Funding = \$3,000.00 - 2023 Budget; \$3,753.28-Lake & Community Reserved Funds; \$1,036.72-Liquidity = \$7,790.00**

## **BALLOT**

For the ANNUAL ELECTION of the Board of Managers of the  
GRANDE HILLS ESTATES HOMEOWNERS ASSOCIATION, INC.  
JANUARY 27, 2024 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:**

JUDY COKER \_\_\_\_\_

SUSAN CHARTIER \_\_\_\_\_

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

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

MIKE WOLFORD \_\_\_\_\_

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

\_\_\_\_\_

---

**PLEASE VOTE FOR THE FOLLOWING:**

**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 a.m.**, 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 a.m. and 10:00 a.m. prior to the Annual Meeting on **Jan. 27, 2024**. Mail-in ballots must be postmarked early enough to insure arrival at P.O. Box 395, Bush, LA 70431 by 9:00 a.m. on the day of the meeting. **BALLOTS RECEIVED AFTER 10 A.M. WILL NOT BE COUNTED.** Ballots not returned in the marked envelope are subject to be opened prior to the meeting to verify contents. **DUE TO SLOWER DELIVERY OF MAIL, PLEASE SUBMIT YOUR BALLOTS EARLY!!**