



THE LINKS NEWSLETTER

P. O. Box 681, LaPlace, La. 70069-0681

July 2008

HOA Board Members:

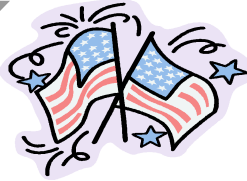
- Larry Clarke - President
(985) 651-4070
- Barry Mader - Vice President
(985) 651-8597
- Walter Prince - Treasurer
(985) 651-9440
- Jackie Catalano - Secretary
(985) 652-8197
- Melanie Brazil - Board Member
(985) 653-8895

Committee

Chairpersons:

- Park: Vacant
- Lake: Barry Mader
(985) 651-8597
- Welcoming: Laurie Mader
(985) 651-8597
Dione Prince
(985) 651-9440
- Social: Larry Clarke
(985) 651-4070

- Call any Board Member or Committee Chairperson if you would



*Happy 4th of July!!
Please use caution with fireworks*

*Welcome to Our Neighborhood!!!
Ha Thu Thi Nguyen and Hiep Hoang - 34 Portrush*

State of the Subdivision

Our subdivision has seen many changes over the past few years. We have welcomed many new neighbors as property ownership has been less stable than it was in the past, but this has given us an opportunity to make new friends. But, we are not immune to the housing market problems that many areas of the country are experiencing. We have a few vacant properties as owners have relocated, and they have not been able to sell their houses. There are a few more that current homeowner residents have on the market. It is unfortunate to report that 2 neighbors lost their homes to foreclosure.

On the brighter side, our HOA is fiscally stable. There are plans that will be discussed later in the newsletter to redesign the gardens on both sides of the front entrance. We have a contract with a new landscaping company who is doing an excellent job cutting the grass and tending to the entrance island garden. Homeowner volunteers installed a sprinkler system to that garden. The weir has been lowered which resulted in a drop in the water level in the lake which will assist with drainage during heavy storms.

There are still many challenges ahead. The Board is meeting with a real estate attorney to ascertain the assistance he might provide with possible amendments to the covenants. The park is still on the things to do list to add landscaping, and volunteers are needed to spearhead that effort. The parish has been addressed regarding the condition of some of our storm drains and a couple of streets needing repair, and they have started taking some action on repairs. The parish has been addressed in reference to both weeds and trash in the canal that runs from Fairway and have vowed to spray 4 times/year and will review the trash issue. Also, drainage out of the subdivision is being addressed with the parish as Board Members have witness water draining very slowly through the current canals across Belle Terre into the marshes.

All in all, we have a great subdivision that is a very nice place to live, but all homeowners need to take an interest and become active. Call a Board Member to get involved.



DUES

We ask all to please pay quarterly dues timely. Failure to do so causes increased costs to issue reminders and the Board to spend time that could be spent on more productive issues. Thanks to all who pay dues timely.



PEST CONTROL PHONE NUMBERS

- Should you have a mosquito problem or want your area sprayed before an outdoor function. Call Mosquito Control - (985) 536-6530
- If you spot an alligator, call Mr. Mike Roussel - Alligator Control
(225) 869-3692 home (504) 915-4993 cell

If you have any announcements you would like to include in the newsletter, please contact a Board Member.



Mishaps and More

Neighborhood mailboxes recently had a run in with a vehicle and lost. Several mailboxes were knocked over by a vehicle that even left tire marks in a homeowner's front yard. As a reminder, the Board provided information about Rainbird and their proposal to repair mailboxes. If you need information, call a Board Member.

What a storm we had the other day!! There was damage to roofs, trees, trampolines, and renovation work. One homeowner had to retrieve patio furniture from the lake. Luckily, the damage appears to have been relatively minor and there have been no reports of injuries. Thanks to all homeowners who addressed the issues with their trees promptly.

**Belle Terre Links HOA
Balance Statement**

01-01-08 to 06-30-08

<u>Bal. Forward</u>	8,834.38
 <u>INCOME</u>	
Dues/Late Fees	<u>12,153.42</u>
 <u>EXPENSES</u>	
Bank Chrgs.	
Off. Supplies	27.18
Postage	82.00
Printing	23.49
Acc/Cons/Legal	395.77
Liability Insur.	2,052.75
Grass Cutting	1,215.00
Front Ent.	199.85
Lake	895.00
Park	229.63
Welcoming Co.	20.56
Workday	67.44
Landscaping	935.48
Social Funct.	<u>1,089.92</u>
Utilities	
	<u>7,004.34</u>
<u>TOTAL EXP</u>	
	<u>13,984.46</u>
<u>BALANCE TO-DATE</u>	

Park News

Several fence boards were replaced recently after they were broken by vandals. More have now been broken. This creates an eyesore and an expense to the HOA. Please contact the Sheriff's Office and the Board if you witness such vandalism.

UPDATE ON LAKES: The large alligator was removed from the front lake by Mr. Roussel. There are 2 more smaller gators in the lakes. The lakes are for the use of homeowners. If anyone witnesses a non-homeowner fishing, the Sheriff's Office can be called to remove them. The lakes were sprayed recently, killing most vegetation. However, it grows rapidly and your assistance is requested in removing vegetation as it nears your yards or common areas.

FRONT GARDENS

We are soliciting bids to redesign the gardens on both sides of the entrance to the subdivision. It has been years since these gardens have been tended to in this manner. If any homeowner knows of a company that may have an interest in submitting a bid, please have them contact a Board Member. There are some design specifications under consideration that any bidder would have to include.

Speeding and Speed Bumps

Speeding continues to be a major problem in our neighborhood. Many drivers, unfortunately including some of our homeowners, are in too much of a rush to get to their destination to obey the 20MPH limit. After a hiatus installing speed bumps in neighborhoods, the parish has once again implemented the practice. The parish and our counsel representatives have been contacted regarding installation of speed bumps in our subdivision and have advised to solicit input from the homeowners. Please be on the lookout for correspondence concerning this issue and ensure that you provide your feedback.

SUBDIVISION WORKDAY

There was a workday a few weeks ago and much was accomplished. Thanks go out to all homeowners who volunteered their time for the betterment of our neighborhood.

ARCHITECTURAL REVIEW REQUIREMENTS

Please submit all plans for new construction or improvements to the Architectural Control Committee in care of:

Mike Brazil
126 Oakmont
LaPlace, La. 70068
(985) 653-8895

For your convenience you can also submit this to any board member and we will see that it gets to Mr. Brazil

Also, please note that you have an obligation to St. John the Baptist Parish to obtain a building permit for any new construction or improvements to your existing property. For more information concerning the parish ordinances you can call (985) 652-9569.

New construction plans should include:

- House elevations showing front, rear & both sides of the structure. The elevations should show exterior wall materials, roof pitch from all angles & slab elevation in relation to street.
- Floor plans with living area & under roof area calculated on plans.
- Site plan showing lot dimensions, location & width of driveways & sidewalks, setback distances from the lot lines for the house, garage, patio, drive, sidewalk & any other ground improvements.
- Name, address, lot number & phone number of homeowner & the builder (if different).
- There is a \$200.00 architectural committee fee for new homes.

Existing homes must submit prior to construction:

- Location of improvements drawn on a site plan showing lot line setbacks.
- Materials to be used.
- Fences - materials, height & type.
- Bulkheads - materials, height & type.
- Additions - plans showing elevations, roof pitch & exterior wall materials.
- Above-Ground Improvements exceeding 3' height - precise dimensions & location on lot.
- Swimming Pools - type of pool & fencing.
- Name, address, lot number & phone number of homeowner.
- Any fee incurred will be passed on to the homeowner.