



THE LINKS NEWSLETTER



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

July 2009

HOA Board Members:

- Larry Clarke - President
(985) 651-4070
- Melanie Brazil - Vice President
(985) 653-8895
- Walter Prince - Treasurer
(985) 651-9440
- Jackie Catalano - Secretary
(985) 652-8197
- JJ Milioto - Board Member
(985) 652-1827
- Bill White - Board Member
(985) 652-8791
- Beverly Dorsa - Board Member
(985) 651-6258

Committee Chairpersons:

- Park: Vacant
- Lake: Barry Mader
(985) 651-8597
- Welcoming:
 - Dione Prince (985) 651-9440
 - Melanie Brazil (985) 653-8895
- Social: Larry Clarke
(985) 651-4070
- Call any Board Member or Committee Chairperson to volunteer your talents.



Happy 4th of July!!

Welcome to Our Neighborhood !!!

Robert Roussel - 103 Portrush
Cynthia Albrecht - 131 Portrush

Neighborhood Beautification

During a recent Saturday workday, and on days leading up to and after that day, homeowners volunteered to complete numerous tasks to beautify our subdivision. The entrance gardens were pulled up and completely re-landscaped, including new beds. Quotes were received to have this done professionally, but through planning and hard work, a better product than what was quoted was produced at a cost savings in excess of \$1,000.00. New trees were planted in the common grounds on Glenlakes. The street signs in the neighborhood, many in desperate need of care, were painted. Work was also started on a drainage system in the park. Thanks to everyone who participated in this effort. Special thanks to Mike and Melanie Brazil for all of the work they put into this effort.

Annual Spring Easter Festival

The Spring Easter Festival was held on Saturday, April 4, and attendance was fantastic. There was lots of food, drink and Easter eggs for the little ones. There was also music, games and space walks. Special thanks to Larry Clarke and Walter Prince, with the help of Randy Hymel (our grass contractor), who went the extra mile the couple of days leading up to the party to drain the park of all the standing water from the torrential rains the days before.

Lake News

Gator: A 5'-6' alligator has been spotted moving from lake to lake across Glenlakes in the evenings. All homeowners are asked to be careful and are reminded that these animals are wild, can be dangerous and should not be fed.

Water Lettuce: We have seen minimal lettuce in the lakes so far this summer thanks to spraying in the canal leading to our back lake and in our lakes. However, it is starting to creep back and can spread rapidly. Lake homeowners are asked to assist controlling the water lettuce by pulling it from the lakes. The Parish will continue to be contacted to spray the canal.



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.



IMPORTANT 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 the Sheriff's Office
- For burned out street lights, call Entergy - 800-968-8243

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



Belle Terre Links HOA
Balance Statement

01-01-09 to 06-30-09

<u>Bal. Forward</u>	12,127.64
<u>INCOME</u>	
Dues/Late Fees	<u>12,082.27</u>
<u>EXPENSES</u>	
Bank Chrgs.	223.61
Off. Supplies	114.15
Postage	170.00
Copy/Printing	79.22
Acc/Cons/Legal	721.37
Liability Insur.	2,089.50
Grass Cutting	3,210.00
Lake	25.01
Front Ent	4,101.05
Common Areas	866.11
Park	5,700.00
Welcom.Com.	134.04
Social Funct.	1,563.37
Utilities	1,101.49
Taxes	<u>13.38</u>
<u>TOTAL EXP</u>	<u>20,112.30</u>
<u>BALANCE TO-DATE</u>	<u>4,097.61</u>

Covenants, Conditions and Restrictions

Letters were recently issued to numerous homeowners referencing CCR violations including street parking, lot maintenance, and properties in need of repair. While oversight does occur occasionally, all homeowners are asked to abide by the CCRs.

The CCRs are currently being reviewed for potential amendments. Once the amendments are written, they are distributed for a vote to determine the passage of each individual amendment. If any homeowner would like to take part in this process or if there are CCR amendment suggestions, please contact a Board Member. Although all homeowners should have received a copy of the CCRs upon moving into the neighborhood, things do get misplaced. Copies of the CCRs can be made available to anyone needing a copy.

Back Gate Access

The fence on the common grounds by the canal in the back of the subdivision was installed with a gate to allow access to Fairway for homeowners. The gate was previously locked, but the lock disappeared. There were numerous complaints from homeowners advising of inappropriate use of the gate by non-homeowners. A new lock was installed, but there have been additional issues including the latest incident in which the gate was kicked in to allow access. As a result, the gate has been screwed shut. While this may be an inconvenience to some who use this as a shortcut, for example to the Shell station, the safety of our neighborhood needs to take precedence.

Trash in the Streets

There has been a noticeable increase in trash in the neighborhood - in the streets, in the park, in other common areas, and just blowing across yards. Everyone is asked to take pride in our neighborhood and not litter. If you see trash in your front yard or in the street, please pick it up. Also, please talk to your children in regards to littering in the park as there are older children congregating and leaving behind drink bottles/cans and empty cups from soft drinks and coffee.

Although we were blessed with a bit of rain recently, we are still in the midst of a very hot and dry summer. With this in mind, don't forget to water lawns and gardens. Also, please take care when shooting fireworks for the 4th as the dry conditions can result in unexpected fires.

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.