

# THE LINKS NEWSLETTER



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

October 2009

### HOA Board Members:

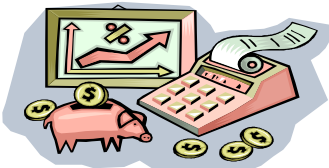
- Larry Clarke - President  
(985) 651-4070
- Melanie Brazil - Vice President  
(985) 653-8895
- Walter Prince - Treasurer  
(985) 651-9440
- Jackie Catalano - Secretary  
(985) 652-8197
- J J Milioto - Board Member  
(985) 652-1827
- Bill White - Board Member  
(985) 652-8791
- Beverly Dorsa - Board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

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### 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.



### 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.**



## Happy Halloween



*Welcome to Our Neighborhood !!!  
Kenneth and Gloria Dupre—116 Portrush  
Damion Brown—144 Portrush  
Chane Lundberg—147 Portrush*

### Annual Fall Festival/General Meeting

The Annual Fall Festival and General Membership meeting will be held in our park on Saturday, November 7. The meeting will begin at 11:00 AM and all are encouraged to attend. Topics covered will include financial information, projects both ongoing and completed, and general information about the neighborhood. There will also be an opportunity to vote for the 2010 Board and for the CCR amendments, and to ask questions of Board Members. The festival will follow and last until 3:00 PM with lots of food and music as well as spacewalks for the kids. Be on the lookout for the flyer outlining details. If you have never attended one of these events, it is a great opportunity to have a good time and meet your neighbors.

### 2010 Board of Directors Elections

A nominations form for nominating homeowners to run for the 2010 Board is enclosed. You can nominate any homeowner, including yourself. All those nominated will be contacted to determine their interest prior to being placed on the ballot. A ballot will then be distributed for a vote of the homeowners to elect the 2010 Board. No more than 1 individual per household may serve on the Board at the same time. Nomination forms should be returned by October 20, 2009. **Please consider this service to your neighborhood.** If you have any questions, please contact a Board member.

### Gardens

With cooler weather comes the opportunity for all of us to enjoy outside while working on our gardens. Let's take pride in our homes and our subdivision by sprucing up what the hot summer has done to them and bringing fall color to our neighborhood.

### 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.



### CCR and By-Laws Amendments

The Board has been reviewing the CCRs and By-Laws for areas in need of amending. Issues have been identified in numerous sections, as well as issues that are not currently addressed in either document and suggested amendments have been written. An amendment ballot has been completed and will be distributed to all homeowners to vote on the amendments. Each amendment will be considered independent of all others. All are asked to take the time to review the ballot, vote and return. The Board believes these amendments are good for our neighborhood.

Belle Terre Links HOA  
Balance Statement  
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01-01-09 to 09-30-09

<u>Bal. Forward</u>	12,127.64
<u>INCOME</u>	
Dues/Late Fees	17,281.65
<u>EXPENSES</u>	
Bank Chrgs.	223.61
Off. Supplies	143.50
Postage	258.00
Copy/Printing	219.99
Acc/Cons/Legal	2,047.37
Liability Insur.	3,454.50
Grass Cutting	4,815.00
Lake	25.01
Front Ent	4,145.29
Common Areas	866.11
Park	5,700.00
Welcom.Com.	191.44
Social Funct.	1,563.37
Utilities	1,554.26
Taxes	13.38
<u>TOTAL EXP</u>	25,220.83
<u>BALANCE TO-DATE</u>	4,188.46

### Christmas in the Links

Preparation will soon begin for the second annual celebration. Last year's event was a big success with many participants, and a truly fun time was had by the children due in large part to homeowners without small children who volunteered time and talent to have hayride stops at their homes, assist with activities at the park, and of course serve as Santa and his Elf. Dione Prince has agreed to chair the event once again and is looking for volunteers to help with this year's event. Anyone interested in participating on the committee to plan the event can call or email her at the contact information below. If you did not take part last year, you are encouraged to do so this year as it is a very merry experience.

Phone - 651-9440 Email - Jazzyprincess@bellsouth.net

### HOLIDAY SEASON

The Board would like to take this opportunity to wish all homeowners a happy and safe holiday season, starting with a Happy Halloween and ending with a fantastic New Year. Speaking of Halloween, the Links is known for plenty of activity with lots of children trick or treating. Please be mindful of this and take care to drive especially careful. Homeowners have been wonderful throughout the years with their offerings of treats for the young ones, and hopefully that generosity will continue. For homeowners who have moved into the Links since last Christmas, there is usually a good number of homeowners who get cheerful and decorate outside their homes and add to the joyous season for all. Let's make this Christmas season one of the brightest and most festive through the decoration of our homes. This would really add to the celebration.

### 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.