



THE LINKS NEWSLETTER



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

January 2011

HOA Board Members:

- Larry Clarke - President
(504) 559-5476
- Rickie Johnson - Vice President
(985) 653-7979
- Melanie Brazil - Treasurer
(985) 653-8895
- Melanie Brazil - Secretary
(985) 653-8895
- Jackie Catalano - Board Member
(985) 652-8197
- David Sutton - Board Member
(985) 652-8166
- Beverly Dorsa - Board Member
(985) 651-6258

Committee Chairpersons:

- Park: Vacant
- Lake: Vacant
- Welcoming::
Dione Prince (985) 651-9440
Beverly Dorsa (985) 651-6258
- Social: Larry Clarke
(504) 559-5476
- Call any Board Member or Committee Chairperson to volunteer your talents.

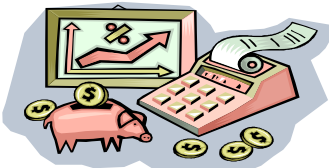


2011 Board of Directors

Although there were several homeowners nominated to run for the 2011 Board, only 6 of those nominated actually agreed to run for the Board. As a result, there was no need for a formal election, and the 2011 Board will be comprised as follows: Larry Clarke (President), Rickie Johnson (Vice-President), Melanie Brazil (Treasurer and Secretary), Jackie Catalano (Member at Large), Beverly Dorsa (Member at Large), and David Sutton (Member at Large). Thanks go out to these homeowners who have agreed to continue serving or who have agreed to serve for the first time.

Annual General Meeting

The General Membership meeting was held on Saturday, November 6 in our park. There were a number of topics discussed. A financial report was distributed and discussed including the recovery of legal fees via favorable court decisions when the HOA takes legal action against homeowners for their failure to comply with the CCRs. Some of the 2010 accomplishments were shared including: update to the front gardens, the planting of trees and shrubs in some common areas, night out against crime, Easter Festival, revised and rewrote CCR amendments, Belle Terre Links Website (www.belleterrelinkshoa.com), Oakmont Street project—filling under the road at the canal crossing, new Belle Terre Links sign out front of subdivision, Christmas festival, and several others. 2011 objectives and projects were also discussed, they were: The new board, continuing to uphold the CCR violations in order to better our community, replacing the swing sets and adding 2 new picnic tables in the park, outsourcing of the financial management portion of the HOA, and mailbox repairs, amongst a few.



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.

Lawn of the Month

Lawn of the Month will not start in January as previously mentioned. Some difficulties have been encountered with having the sign made in time. We are hoping to start it sometime in the Spring.

New Street Signs Coming

The street signs will be replaced this year, and if anyone has a design or know of anyone that makes these signs please contact a board member.

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



**Belle Terre Links HOA
Balance Statement**

01-01-10 to 12-31-10

<u>Bal. Forward</u>	<u>6,673.03</u>
 <u>INCOME</u>	
Dues/Late Fees	27,276.90
 <u>EXPENSES</u>	
Bad Debt	1,681.25
Bank Chrgs.	4.00
Off. Supplies	1,148.23
Acc/Cons/Legal	905.30
Insurance	3,454.50
Grass Cutting	7,220.00
Lake	693.47
Front Ent	2,546.88
Common Areas	1,082.13
Welcom.Com.	176.40
Social Funct.	2,073.19
Utilities	2,156.42
Taxes	20.00
 <u>TOTAL EXP</u>	
	<u>23,161.77</u>
 <u>BALANCE</u>	
<u>TO-DATE</u>	<u>10,788.16</u>

Christmas in the Links

The children had a wonderful time having breakfast and talking to Santa. Also, the kids enjoyed listening to Mrs. Claus read the "Night Before Christmas", and then the hayride was additional fun. The children went home with their bag of goodies. Special thanks goes to Dionne and Walter Prince, Jackie Catalano and Gaile' Larive, Liz Berge, Rickie and Rhonda Johnson, Joanna and John Rome, Regina Milioto, Floyd Truehill, Linda Teate, Mona Roussel, Beverly Dorsa, Larry and Cindi Clarke, Diane Espenan, Jeanette Rougee and Michael and Melanie Brazil and all other homeowners that pitched in providing candy, decorating the park and serving breakfast.

Landscaping/Lot Maintenance

During these colder winter months, our lawns and gardens are sometimes neglected. While the grass is not growing, there does tend to be a clover issue that needs to be controlled. Leaves falling from trees need to be raked and dead plants in gardens should be removed. While the weather isn't as cooperative as we might like it during this time of year, let's all do our part to keep our little part of the world looking nice during this time period.

Grass Cutting Contract up for Bid

The Board will soon accept bids for the grass cutting contract. Anyone who is interested in soliciting more information about the bid process may contact a Board member. There are specified areas of the subdivision that are to be cut. The contracted period is 2/1/11 - 1/31/12.

Homeowners Association Website

The website is currently in the process of being updated. It is the HOA's intention to begin using the website as a major source of information in the year to come. Please visit the site at www.belleterrelinkshoa.com.

Have a safe and Happy Mardi Gras!!

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.