

Lakes at Belle Terre

Homeowners' Association Newsletter

March, 2011

Greetings to all! Spring is in the air and parade beads are flying...we hope everyone had a great Holiday season and we look forward to warmer weather for the rest of the year. Please take time to read this message, as it contains important information. If you are receiving this by snail mail, please provide your email address to help reduce the expense and save your hard working Secretary the time it takes to prepare a mailing:

FEBRUARY BOARD MEETING SUMMARY:

The problem of stray dogs was discussed; since Livingston Parish has no animal control it is up to individuals to deal with problem animals. Board members have been trying to find a home for "Betsy", the black hound who stays here most days. Likewise, her sidekick - a small tan dog that follows her around. If anyone knows his owner, please let us know before he is taken to a shelter.

The Board adopted a standard procedure for dealing with collection of delinquent Homeowners' fees and it was decided to charge a \$25 fee for checks returned for insufficient funds and to turn over any unpaid checks to the Sheriff's office for collection.

Also approved was a standard procedure to be used by the Architectural Control Committee in dealing with violations of the Rules/Restrictions/Covenants and the amount of the fines to be levied, in addition to late charges, for non-payment of HOA fees and for other violations.

The Board approved an outline of the various committees' duties and formed a subcommittee to oversee grounds and lake maintenance; it will operate within the Landscape Committee for the time being and we could use another volunteer.

A very modest budget was set for the Social Committee's activities and guidelines for a neighborhood Easter egg hunt were set.

A decision was made to move forward with procedures to restore public access to the blocked lake servitudes and to establish a standard procedure for members to request a temporary waiver of restrictions for good reason shown.

CHANGE OF OFFICERS:

Kevin Dees has stepped down as President and has resigned from the Board of Directors. Our new President is Cheryl Hensley. This leaves an opening for Vice-President and an opening on the Board of Directors. If you are interested in either position, or both, please contact Cheryl Hensley at chensle3@cox.net or by phone at 225-271-8113, or contact any of your Officers or Board members.

DUES REMINDER AND NEW COLLECTION PROCEDURE:

Your HOA cannot protect your property values and maintain the subdivision common areas without funding! A few of you have still not paid your dues for 2010 and/or 2011; please send in your checks or contact Treasurer, David Strong, at 667-2419 or email him at dstrong55@gmail.com to pay him directly. Payment for 2011 was due on February 10th and a late fee of \$30 will be charged if not paid by March 12th. An additional late fee of \$10 will be charged, and a fine of one dollar per day, until paid, will be imposed starting on April 11th if all dues and late fees are not paid in full by that time. If fees remain unpaid after April 10th, a lien for the arrearages plus court costs, attorneys' fees and filing fees, will be filed against your property and the matter will be turned over to our attorney for legal action. If you have not paid for earlier years, a lien has already been filed against your property and you will be referred for legal action this year. The Board has decided to post all liens and legal actions on the website beginning this year, and to publish the information at regular intervals in the newsletter.

RESTRICTION VIOLATIONS, PENALTIES AND PROCEDURES:

When the Architectural Control Committee has determined there is a violation by a member in good standing, one informal attempt will be made to obtain voluntary compliance by phone, email or in person. If there is no compliance within 10 days, or if the violator is not in good standing, is hostile or cannot be contacted, the matter will be referred for legal action and the violator will be held liable for all legal fees, court costs, fines and other damages. Once a year, a lien will be filed against your property for the above and for any work done by the HOA, such as lot mowing/maintenance, weed control, removal of obstructions, etc. Fines will accrue at \$10 per day.

PARKING ON THE GRASS: As of January 10th, you may no longer park on the grass unless you need the space occasionally for company, an emergency or for work being done on your house or lot. Besides looking bad, it creates unsightly ruts and bare spots. Please be considerate and park all 4 wheels on the pavement unless you have no other space to park.

EASTER EGG HUNT BY THE LAKE!!!

The Social Committee will be organizing a neighborhood Easter egg hunt for kids age Toddler to 12 years old, the date to be announced. Several activities have been suggested and volunteers are needed. If you are interested in helping out, please call or email Secretary, Denise Sharon at 337-2687 or dsharon@crestmark.com. This is the first of many neighborhood activities being planned and should be lots of fun for the kiddies and their parents. The Board encourages everyone to enjoy our beautiful lake at any time...the fish are biting and the ducks are always hungry! We appreciate your continued support and hope to see you at a neighborhood event!

The Board and Officers of Lakes at Belle Terre HOA