

Lakes at Belle Terre

Homeowners' Association Newsletter

July, 2011

No doubt about it...summer is here in full force! Recent rains have been much needed and our yards are looking great. We are more than halfway through the year, so it is time to be gearing up for HOA elections and proposing some plans for next year...but first, an update on what has been done so far:

THE LAKE AND COMMON AREAS: In case you hadn't noticed, it is now both **SAFE** and **PLEASANT** to walk around the entire lake. The old "burn" area has been filled in; all the underbrush and junk trees have been removed, and the badly eroded back lake area has been filled, seeded, and covered with biodegradable matting which will act as mulch for the new grass as it grows. Placement of signs and further restoration is planned for the lake and the access areas in the near future. **PLEASE** ask your children to respect the area as common ground and not make bicycle ruts in the mud. **IN PARTICULAR**, please do not allow them to dig holes, cut trees, leave trash, or otherwise damage or abuse this beautiful nature spot in our subdivision. The back lake area now has a park-like feel and will be maintained as such in the future. Therefore, the board has voted unanimously that, with the exception of temporary parking, **OPERATION OF MOTORIZED VEHICLES IS PROHIBITED ON ALL COMMON AREAS, INCLUDING LAKE ACCESSES AND SHORELINES, CUL DE SACS, DITCHES AND SERVITUDES.**

Also, we are considering the introduction this fall of **STERILE GRASS CARP** to control the water weeds. We have to assess the normal grass/weed growth at the end of summer to determine whether the carp will be used and, if so, how many carp we need, so **PLEASE DO NOT REMOVE ANY WATER WEEDS OR USE ANY CHEMICALS IN THE LAKE.** The above work has been planned and carried out with the recommendation of our local L.S.U. Agricultural Extension agent and the local engineer for the Federal Soil Conservation Program, as well as the State Department of Wildlife and Fisheries, all of whom provided their expertise for free.

A BIG THANK-YOU to **MR. FRANK PIRIE**, who did such a wonderful job with the dirt work. He is a man of many talents: not only does he like to play in the dirt, he will do power-washing of concrete and homes, yard clean-up, and delivery and spreading of pine straw. You can contact him at (225) 301-1441. **A SPECIAL NOTE OF THANKS** also, to our talented teen-age hunters who volunteered their efforts this spring to kill all the nutria they could find. These animals caused a lot of damage in our lake and must be exterminated whenever they appear so as to avoid future erosion problems. Keep up the good work, boys, the subdivision is grateful to you! **THANKS ALSO** to Director, **CAROL HARRISON**, for locating a company to fabricate and replace the fleur de lis broken by vandals from our front sign, and to our own **MIKE TANK** for maintaining our landscaping to perfection. The new purple and gold flowers in front, as well as the nicely-dressed cul de sac beds look great, as usual. If you want him to care for your yard, you can contact him at 933-4101.

A VERY SPECIAL THANK-YOU to a very neighborly neighbor, **MR. DEAN GOODELL** at 37679 Rue de Lac, who voluntarily left a **LARGE PASSAGE TO THE LAKE** along the right side of his home, for the use of the neighborhood. He even offered to allow us to post it as such when we get our signs! As the developer did not provide for adequate lake access for non-lake properties, this type of cooperation is greatly appreciated.

NEW BOARD MEMBER: Welcome to **MR. DANNY CHURCH**, who has recently been appointed as a **DIRECTOR**. Danny is very patient, diligent and fair-minded; he is committed to preserving our property values and we are very lucky to have him. Contact Danny by email at church5@cox.net or by phone at (225) 665-3791. In order to help ease the workload for **PEGGY GUHN** (who is also on the Social Committee), Danny has also volunteered to chair the Architectural Control Committee, with Peggy remaining as a voting member.

A NOTE FROM THE ACC: Remember, any exterior modifications/additions must be approved, and lake lots

have additional fencing restrictions, so please contact ACC Chairman, Danny Church, before starting your work.

LAWSUIT UPDATE: At long last, our Answer and Reconventional Demand has been filed in the ongoing lawsuit involving the Tugwells, Tabors, Pendarvis' and Mike Demaree. Together, they owe the HOA nearly \$12,000 in dues, late fees and fines and may also have to pay court costs and attorney's fees. As part of our response, the HOA is seeking a permanent injunction barring the Tugwells from raising chickens on their property and from continuing to store a boat within sight of the street, both of which are in direct contravention of the restrictions. A **HUGE THANK-YOU** to our attorney and HOA member, **JEFF CODY!** We will keep you posted on further developments.

UNPAID DUES: We are moving forward to collect dues from those who have chosen not to pay their fair share. Although our Treasurer has repeatedly offered opportunities for folks to set up payment plans if they have fallen on hard times, only a few have responded. The following liens have been filed:

Name:	Lot #	Street address:
Badeaux	24	37711 Rue de Vior
Barton	25	9145 Rue de Vieux Carre
Grace	51	9167 Rue de Vieux Carre
Parker	64	37774 Rue de Vior
Sanford	109	9137 Rue de Fluor
Trinh	5	9144 Rue de Fluor

The above cases, together totaling close to \$10,000.00 including attorney's fees, filing fees, and court costs, will soon be turned over to an attorney for further legal action, to include obtaining court judgments and garnishments. There are 3 more properties scheduled to have liens filed by the end of August. If you are in arrears, please contact our Treasurer, **DAVID STRONG**, to make payment arrangements and avoid this added trouble and expense for yourself and your neighbors in the HOA. David's email address is dstrong55@gmail.com and his phone number is 667-2419.

FUTURE PROJECTS: We have located several **WASH OUTS** at **STORM DRAINS** around the subdivision; our visiting engineer suggested they be packed with clay soil to avoid more serious damage and undermining of the drains. Also, we need to repair the remaining **NUTRIA DAMAGE** around the lake culverts as well as some **BROKEN SIDEWALKS** and **STORM DRAINS** which are unsightly and may cause a tripping hazard. Another problem is **CUL DE SAC IRRIGATION**. We can not substantially improve the landscaping in the cul de sacs without an available water source, and are considering this for a future project. Also, at some point, we would like to install the **SECOND FOUNTAIN** in the lake. The plumbing is already in place; not only would it be beautiful, it would greatly improve the water circulation in the back lake area and contribute to the health of our fish population.

2011 ANNUAL MEETING AND ELECTION: Our annual meeting will be at the library on Wed., November 2nd, at 6 P.M. Ballots will be going out in late September; if there are any **ISSUES** you would like to see addressed by the board, or any new **RULES OR CHANGES** you would like to propose, please contact an officer or board member, or submit your ideas in writing or by email, **NO LATER THAN AUGUST 31st**. The board will review all suggestions and consider them for action or for inclusion on this year's ballot. Our present officers/directors are willing to stay on for another year, but **WE STILL NEED A VICE PRESIDENT** and we may be in need of another **DIRECTOR**. If you would like to **VOLUNTEER**, or if you would like to run for any of the currently filled positions, let us know by the deadline and your name will be included on the ballot.

ANNUAL DUES: At our July 25th Board meeting we voted to continue the annual dues at \$150 per lot, per year, until such time as a change is needed. Given the increasing costs of maintenance, repairs and legal fees we wish to ensure the HOA will have sufficient funds to operate in years to come and to maintain a surplus for emergency repairs as the subdivision ages.

As always, it is a pleasure serving you. By working together, we can ensure that Lakes at Belle Terre remains a beautiful and friendly place to live! **The Board and Officers of Lakes at Belle Terre HOA**