

THE LAKES AT
 *Belle Terre*

SEPTEMBER, 2011 NEWSLETTER

By now, things have mostly settled into the Fall routine...kids are back in school, sports and afterschool activities are ramping up and the holidays are just around the corner. The neighborhood is looking GOOD, thanks to all of you who work so hard to keep your homes beautiful and your yards well-trimmed. It is not easy to maintain all of the outside stuff in the record heat we have been having all summer!

BALLOT PACKAGES will be going out soon, and this year your ballot will also contain a PROXY. The only thing to vote on this year is the election of Directors and all current board members are running unopposed, but it is very important to have a QUORUM so the validity of the 2012 Board of Directors cannot be questioned. You are urged to attend the ANNUAL MEETING ON WEDNESDAY, NOVEMBER 2ND, but to ensure we have a quorum, please return your ballot by mail, with the proxy section signed and dated. Please contact a board member if you would like to volunteer as Vice-President for 2012.

PLEASE NOTE THAT, IN ORDER TO VOTE, YOU MUST QUALIFY AS A MEMBER IN GOOD STANDING, WITH YOUR DUES PAID TO-DATE AND NO OUTSTANDING LIENS. IF YOU ARE NOT A MEMBER IN GOOD STANDING AS OF SEPTEMBER 20TH, 2011, YOUR VOTE WILL NOT BE COUNTED.

SIGN ISSUES: Our ACC chairman, Danny Church, has been diligent in enforcing the restriction against signs on lots being visible from the street; I'm sure you have noticed how neat and clean our neighborhood looks compared to some. However, since our restrictions make no exceptions for any type of sign placement other than for real estate signs, the board has been faced with policy decisions regarding whether to enforce strictly or to allow certain types of signs to be displayed.

We have decided to TEMPORARILY allow certain types of signs under limited conditions, with the understanding that WE RESERVE THE RIGHT TO STRICTLY ENFORCE if we start getting complaints or if the privilege is abused in any way.

GARAGE SALE SIGNS: The servitude areas by the roadsides are not "lots" under the restrictions and are therefore under control of the HOA. For our members' convenience, we have decided to allow Garage Sale signs under the following conditions:

1. Signs must be placed on servitudes between street and sidewalk only, and one at the entrance on the edge of Highway 16.
2. You may post no more than 4 signs for no more than 3 consecutive days.

SCHOOL SPIRIT SIGNS: Although technically prohibited, we want to support our young people and foster their school spirit. Therefore, we have decided to allow these signs to be displayed, one per lot, from inside a window only. They must be professionally made; not advertising any event, sale or specific activity, and not more than 20x24 inches in size.

SECURITY AND SAFETY SIGNS: Although technically prohibited, for safety reasons we will allow one small home security sign to be posted outside on a stake near the home. Likewise, we will allow Handicapped, No Trespassing, No Solicitation, Dog Warning and Fire Safety signs in a size not to exceed 20x24 inches to be posted within a window or permanently displayed on a fence, as may be appropriate.

ALL OTHER SIGNS ARE PROHIBITED, INCLUDING: POLITICAL, RELIGIOUS, ADVERTISING, EVENT, BIRTH, BEREAVEMENT, ANNOUNCEMENT, ETC.

LAWSUIT UPDATE: In the ongoing Tugwell, Tabor, Pendarvis, DeMaree lawsuit, the plaintiffs have amended their petition and are now seeking to have the current board and officers removed. A hearing has been set for Monday, October 3rd, 2011, at 9AM in 21st Judicial District Court, before Judge Brenda Bedsole Ricks. This hearing was set at the request of the HOA and seeks to have all of the complaints by the Tugwells, et al, dismissed as moot. Our position is that, by use of last year's proxies at the annual meeting, all prior elections and acts of the previous boards were ratified and approved by the members, leaving the plaintiffs with no basis for their complaints. Of course, we still intend to pursue all HOA claims against the defendants for attorney's fees and for non-payment of dues and violations of restrictions, including the continued raising of poultry on a residential lot. We will keep you informed as these issues work their way through the Courts.

RECENT BOARD ACTIONS: Due to the influx of **door-to-door solicitors** in our neighborhood, the board is obtaining quotes on a "No Solicitation" sign to be posted at the entrance. This should help keep us from being a target for outside solicitors. Also, we are looking into whether the Parish is responsible for maintaining our **drainage** culverts and repairing the washouts. We are also in the process of **hiring an attorney as general counsel** to prosecute restriction violations, obtain injunctions and obtain judgments and garnishments against those few members who refuse to pay their annual dues.

PARKING ISSUES: There are still a few folks **parking on sidewalks** occasionally; **THIS IS NEVER ALLOWED.** Please be advised that we will begin requesting the Sheriff's department to issue tickets whenever this is brought to our attention, as it **is also a violation of Parish ordinance.** **ALSO,** a very few of you are continuing to regularly park on the grassy servitudes alongside the streets. We ask that you please consider your neighbors and reserve such parking for times when no other space is available on the street or on your driveway, as it detracts from the appearance of the subdivision. We do rely on all of our members to be courteous and considerate of others in observing the Rules and Restrictions that keep Lakes at Belle Terre a wonderful place in which to live!

The board of directors wish to thank all of you for your continued support, and we hope to see you at the Annual Meeting in November!