

**CLIPPER ESTATES MASTER
HOMEOWNERS' ASSOCIATION, INC.
1299 Cutter Cove, Slidell, LA 70458**

1st Quarter 2008 Newsletter December 1, 2007

The HOA has been very busy wrapping up year-end financials in preparation for the general membership meeting, as well as preparing for 2008.

The HOA general membership meeting will be held on Tuesday, December 11, 2007, at 7:00 p.m., (not Monday, 12/10), at the Northshore Harbor Center. Sign in will begin at 6:30 p.m., with the meeting starting at 7:00 p.m. Ballots for new parcel reps were mailed to all residents. Please complete and return these to the office ASAP. Nominations will be taken from the floor at the general meeting as well. All votes will be tallied and notices will be sent out approx. three to four weeks thereafter, advising who will be parcel reps for 2008. Please note that a property owner must be current with his or her assessment/HOA dues, and not in violation of any Covenants, Conditions or Restrictions to be eligible to vote or to serve. If there is any discrepancy or question on your account, please resolve this matter prior to the meeting date. Discussions of financials for 2007 and projected budget for 2008 will also be on the agenda. **[Joey, what else?]**

Now for the Quarterly News!
We have been organizing records and brain-storming trying to better handle residents' issues. Exercising due diligence and quicker turn around time solving problems

and responding to residents' inquiries. We have had to replace some computer equipment, as well as camera-related equipment recently. The HOA is now using a new computer and security service provider. We will now be able to correspond with residents by e-mail when needed. The cameras will be more tamper resistant, and related equipment in general will be better encased to avoid weather related mishaps which have been causing gate function problems and other security related issues.

Attached is a resident information sheet. Please fill out all pertinent information requested. This information will be used to update resident information on file in the office. Indicate whether or not you want this information listed in a subdivision directory that we will be putting together for use by all residents. The directory will have basic name, address, phone number and e-mail addresses. Return this sheet to the HOA office as soon as possible. You can mail, fax, or e-mail the sheet to me.

My direct e-mail address is now bzoerner@clipperestates.com

We would like to start passing along residents' noteworthy news in our quarterly newsletter. If you have any news, such as a new business opening, resident accomplishments, etc., send it in by writing or e-mail and we will accommodate as many articles as

possible.

As you are all aware, we are now using SDT Waste & Debris for our garbage collection and construction roll-offs. As you can see on the enclosed quarterly statement, the fee for garbage collection has dropped from \$75.00 per quarter to \$72.00 per quarter, beginning January 1, 2008. Each residence was issued a receptacle with a serial number. That number is recorded on a list at SDT, as well as at the HOA office. You might want to make note of this number for future reference. We have gotten very positive feedback regarding the service received to date. We are also pleased that the garbage is not adding to the height of the local land fill.

Bindewald & Associates continues to repair curbing in the first phases. We have noted calls from residents regarding the slowness in completion of the project, and have spoken with the company to possibly speed up completion of the job as quickly as possible so that we can move on to other phases.

Reminders: (1) The Post Office has asked that we remind residents not to place their garbage cans near their mailboxes. Nor should any cars be parked in front of the mailboxes. The area needs to remain clear so that the mail truck can get to the boxes to deliver the mail.

The Post Office has also informed

us that no one is to place items in others' mail boxes. It is against the law to place anything in, on, or attached to the pole of a mail box. So in the future, either mail your payments or correspondence for the HOA, or drop them off at the office during regular hours. A drop box will be placed right outside of the office as well.

(2) If you lease out your residence, the HOA must be notified immediately. The lease must be for a period of not less than six (6) months; and it must be for the **entire** premises, not a room. Please send in a copy of the lease for the HOA file, and also adequate information regarding the lessee(s) of the property.

(3) To all new residents, please stop in at the office and pick up a copy of the CC&Rs relevant to your phase. You need to familiarize yourself with these restrictions and the guidelines of the subdivision.

(4) We have received several calls regarding unlawful acts or non-residents fishing, boating, etc. in the subdivision after hours. If you see anything you might consider unlawful, call the St. Tammany Sheriff's office immediately, either by dialing 911, or the local office at (985) 646-4141 and report it. We have been advised by the Sheriff's office, that we should not approach any individual in these instances.

They can and will handle the situation, and of course are better equipped and trained.

We have also gotten several "disturbing the peace" type calls, either with loud music, partying or barking dogs after hours. Residents, please be cognizant of your noise levels and/or monitor your dogs so as not to impose on your neighbors' peace and quiet. Especially at night when most folks need to be asleep because of work week hours. Also, however awkward it may be, if you have this type of problem, you need to discuss it with your neighbor. The HOA does not have the authority over these types of situations, and cannot get in the middle. There is a parish ordinance for such infractions, and if talking with your neighbor does not help, possibly the next step would be to call the Sheriff's Office.

(5) AT&T as informed us that the DSL station to be built in HOA Park 5 by The Palms, has been delayed. They are having an equipment shortage. They hope to get construction started by the first of next year. We will keep you advised.

(6) Vehicles are not to be parked in the streets or on vacant lots over night. We also get ongoing complaints of speeding, running stop signs, and cutting corners. These are serious infractions that could have serious consequences. Please be aware of your speed and adhere to all traffic signs in the subdivision. If there are teenage drivers in the house, please speak with them about this as well. We do not want the next report on this subject to be one of sorrow over the loss of a person's life because

someone fails to obey the law.

(7) Commercial vehicles and/or commercial equipment are not to be parked in driveways. They must be out of sight, such as in a garage.

(8) Reflector poles at the curbs are not allowed. If there is construction across from your home, you may have them temporarily, but they must be removed shortly after the construction is completed.

To end the newsletter on a positive note:

The HOA would like to implement the "Garden of the Quarter" contest! Beginning with the 2nd Quarter, April 1, 2008, homeowners will have the chance for bragging rights for the entire quarter, complete with an eloquent "**WINNER**" yard sign and possibly a gift card to a local business! So get your landscaping/yards in order! The next newsletter on March 1, 2008, will give more details on entering the contest!!

We have not forgotten the mention of a community type "block party" in the last newsletter. We are still working on the details and will report further in future newsletters. However, I only received one "helper" offer. Come on guys, join in and lets have some fun!!

That's all for now!!

Have a Very Merry Christmas and a Happy New Year!!

Barbara Zoerner, HOA Representative