

2nd Quarter 2008 Newsletter

March 1, 2008

The HOA general meeting was held December 11, 2007 at the Harbor Center. Unfortunately, very few residents attended. However, as per one of the questions asked, we did have a quorum present, allowing us to proceed with the meeting. As per the Restated Bylaws of the CEMHOA: "**SECTION 2. ANNUAL MEETINGS . . . A quorum of Members, which is defined as a minimum of twenty-five percent (25%) of the number of lots in the CEMHOA, must either be present or represented by proxy at such meeting for the meeting to be either conducted or for votes to be taken.**" In response to a second question concerning meeting notice: "**SECTION 3. NOTICE.** *Written notice for either regular and/or special meetings or ballot polls where action by Members is required shall be provided to Members at least ten (10) days (but no more than thirty (30) days) before such meeting by depositing the same in the United States Mail, postage prepaid, at the last provided address of the Member on the books of the CEMHOA.*"

The request of a yield sign vs. a stop sign at the traffic circle will be discussed during the next regularly scheduled Board Meeting.

We continue to have a serious problem with vehicles

(commercial/service and personal), parking on the street on either side of the bridge on Clipper Drive; especially overnight. **Overnight parking on the street is prohibited through-out the subdivision,** as per the CC&Rs. More importantly, vehicles cannot be seen by oncoming traffic as they are coming over the bridge at night. If you have lawn or other commercial services at your residence in this area, please inform them that they must NOT park on the street near the bridge. It is creating a very serious safety hazard, and traffic problem. We have addressed this in previous newsletters, to no avail. Resolutions are in place to allow fines to be assessed. Unfortunately, if this situation continues, we will begin fining and consider having vehicles towed at the owner's expense.

We are checking into options to help alleviate street parking in this area, as well as other areas throughout the subdivision

Parking has also been a problem on Clipper Drive towards the front of the subdivision. As residents are having parties/guests, vehicles are being parked on both sides of Clipper Drive. Residents have complained that they cannot get through with larger vehicles, when this occurs, and, more importantly, if an emergency vehicle of any nature had to get

through, they would not be able to. The St. Tammany Parish Sheriff's Office has advised the HOA that if emergency vehicles, such as a fire truck, had to get through and could not, "***they will take whatever steps necessary, even if it meant pushing the vehicles out of the way***". The Sheriff's Office also advised that civil charges can be filed against any individual obstructing the EMS vehicle. The Parish is considering an ordinance for criminal charges, and we are told that representatives from the Sheriff's office will be in contact telephonically, and meet with the HOA shortly regarding these issues.

There have been reports of children or teens riding dune buggies and a golf cart through the neighborhood. They are not allowed to be driven on the streets and are creating a serious safety hazard to the occupants as well as other drivers. They are also not allowed by the STPSO. Please do not allow your children to use these vehicles on the streets.

FYI: Basketball Goals . . . They are allowed. Please refer to CC&Rs Article IV, Para 4.22 for restrictions.

See attached financial information handed out at the HOA general meeting in December. We currently

have an even higher A/R balance. Please make every effort to bring your accounts current.

The HOA held its first parcel rep meeting of the year in January. Overall, it was a very productive meeting, and everyone seemed very enthusiastic. Among some of the issues presented was the bulkhead repair status. In the ongoing lawsuit, notice has been sent to opposing counsel advising that the opportunity was previously afforded to conduct any tests or inspections, and to date no notice has been given that any such tests have been conducted. Therefore, repairs to the bulkhead will begin within the next 45 days.

Other issues were: Various street repairs; gate and cameras status; and the possibility of a security guard or detail vs. the gates, or in addition to the gates. The Board of Directors will have to address the cost effectiveness of adding a security detail, and whether or not the general membership would be willing to cover the additional costs.

Curb repairs have been completed in Phases 1 and 2, except on the lake side of Cutter Cove. The company apologized for the inadvertent exclusion in this area's repairs. They will be included in the next round of proposals for repair. We will begin the next phase process of marking and obtaining proposals shortly.

PLEASE NOTE: Elaine Galatas will no longer be the parcel rep for the Palms Phases 1&2.

Lorraine Paul will, once again, be handling the responsibility. If you are a resident of The Palms Phases 1&2, please note Lorraine's contact information: **1436 Royal Palms Dr., Phone: (985) 641-8084; E-mail: lorraine_e_paul@yahoo.com.**

Don't forget that you may contact your parcel rep with any questions or issues you may have.

The "Garden of the Season" contest will begin April 1, 2008. This should give you all approximately one month to prepare your gardens/landscapes. It was decided to wait a little longer to start the contest due to the inclement weather of late. Shortly after April 1, 2008, representatives will view properties in the subdivision, and vote on the most deserving of the award. You can recommend a residence, and you can also be a part of the judging committee, if you like. The winner will get to display a very nice yard sign declaring them the "Garden of the Season" contest winner, which they will be able to keep for a few months. They will also receive a gift card from a local merchant!! Below is a sample of the yard sign!

Status of Resident Directory:

We are still working on the Resident Directory. However, will be going to print very shortly. Several residents have expressed an interest in placing ads in the directory. The information/pricing of the ads is as follows:

Overall size of the directory will be: **5 ½ x 8 ½.**

AD SIZES:

full page - 5 ½ x 8 ½ = \$85.00

½ page - 5 ½ x 4 1/4 = \$45.00

1/4 pg - 2 3/4 x 4 1/4 = \$25.00

All ads will be in black and white. Call me ASAP if you are interested in placing an ad. If you have not yet returned your resident information sheet, please do so, or send me your information by e-mail, fax or drop it off at the office quickly. Indicate whether or not you want your information printed in the directory. Names, address and telephone numbers will be the only information printed.

Thank you and Have a Great Spring!!!

Barbara Zoerner

Clipper Estates HOA Representative