

2nd Quarter 2009 Newsletter

March 1, 2009

Spring is just about here, and after the very COLD winter we had, I am sure everyone is looking forward to some milder weather.

We first would like to thank all of the following property owners who have paid their dues and assessments in a timely fashion:

Tim Gallagher, Chad & Colleen Adams; David & Terri Caluda; Kent J. Alphonso; Tom & Liz Havrilla; John & Colleen Bolling; Mary Pumilia; Jay & Cindy Jenkins; Rene & Pauline Marques; Diane & Russell Lapeyrouse; Francois Saliba; Ronald J. Barras; Steve & Dorothy Walker; J. Wandell & B. Hachfield; Bruce & Kimberly Farner; John Dirriwachter; Harvey Cappel; Donald & Bronis Arroyo; Robin & Elaine Cole; Gibson Chighizola; Brian H. Carbonaro; Kevin & Rhonda Lupo; Joseph G. Pardo, Jr.; Tony & Rose Cartaginese; William Bordelon; Al Castillon, Jr.; William & Carmen Wood; Marion & Joanna Fannaly; Ronald & Joan Williams; Raymond & Shanette Edler; Bob & Carol Kelley; Thomas Harvey, Jr.; Richard Baumy; Eric Gordon; John Harkins, Jr.; Kurt Jensen; Don & Diane Tucker; Mark & Lisa Palermo; Walter E. Groce, III; Carol Barber & Tim Wiesmann; Nickolas J. Christakis; William R. Mauser; Floyd Gue; Dennis Hock; S. Cormier/T. Foster; Salvador & Jeanette Corroero; Dirk & Sandra Van Iterson; Peter J. Schimmeck; Gerald & Sydney Kelso; Randall & On Hoeffler;

Randall & On Hoeffler; Mary Faith Joubert; Harold & Kathleen Pilie; Chuck Mascaro; Walter & Mary Livaudais; Sean & Michelle Smith; Albert & Gwen de Baroncelli; Dr. Harry Vorhaben; Frank & Margaret Alphonso; Edgar & Betty Cook; Charles & Kathy Chataignier; Normand & Dorothy David; Martin Smith; John C. Gardner; Robert Jacobs; Edward & Maureen Collier; John Virga; David Nunez & Sherry Sosna; Charles Cahill Ernest Reck, Jr.; Eugene Larroux; Jeff Avena; Jeff Avena; Phillip & Sybill Hebert; Karl & Ellen Clark; Willis & Phyllis Lilly; Sue Kreihs; Steve & Carolyn McBee; Dr. Steven Heier; Allen Deffner, Jr.; Henry Smith; Curtis Arcement; Mark & Florence Joachim; Michael & Karen Drennan; Jacqueline A. Clavo; Jay & Ramona Carlin; Edwin Gaupp; Mickey O'Connor; Lester Boos, Jr.; Kendall & Yvonne Gaddy; William & Susan Funck; Karl & Jackie Boehm; Kerry & Barbara Klein; Michael & Melinda Parks; Rusty Munster; Michael & Jane Perkins; Wayne Melchert; Robert & Geraldine Crockett; James Cuevas; Grace Sauro; Pamela Jenkins; Sharon B. Savoie Childrens Trust; Joseph & Marie Mahoney; Don & Cheryl Cottier; Kenneth & Gail Diamond; Andre & Jeanne Peltier; Derrick Dupuy; Henry & Iris Peeler; Joseph & Brenda Gioiello; Michael & Pamela LeJeune; Thomas Neely, III; Keefe Ditta; Robert & Melinda Fuller; Anna Kiger & Earl Benzenhafer; Josh B. Jones; Richard Gauthier, Sr; Sherrill Landry; Paul & Kelly Sumner; Flora Morrison; Roy & Jaune Eichhorn; Wendy Timken

Jackson; Shane & Lisa Devlin; Michael & Deana Pisciotta; Charles & Rita Mowen; Jay & Jodi Buras; Serdar Tiglioglu; Blaise & Sandy Sauro; Keith & Kelly Boos; Joseph B Harvin; David & Debbie Benedic; Delores Peralta; Gary & Lori Greiner; Ross & Loyce Schillesci; William Schulze;

The HOA has been extremely busy meeting with the new Board and volunteer committee members/parcel reps immediately after Christmas.

2009 Board Members and Parcel Reps and their contact information as follows:

Deep Water Board Member: Ken Levy, kenl@latterblum.com;

Lake Bottom Units Member John Gardner,

igardner1309@charter.net;

The Palms Member: Bruce Curson,

bcursion@charter.net.

Parcel Reps: Phase 1A,B,&C: Don Tucker, don@ddaudiovideo.com;

Phase 2AB&C: Sean Smith, sss57511@gmail.com;

Phase 3AB&C: Henry Peeler, cuttysark09rep@hotmail.com;

Phase 4A&B: Camella Dimitri, mella-d@hotmail.com;

Phase 5: Todd Moffatt, tmoffatt@star.nocoxmail.com;

Phases 7A&B & 8: Vincent Mamelli, proacvm@cox.net;

The Palms Phases 1&2: Lorraine Paul, lorraine_e_paul@yahoo.com.

The BOD has met twice already this year. **Highlights:**

Discussion of HOA audit. Telephone calls and meetings were set up; however, to date none of the firms have agreed to handle the audit because of the pending lawsuit(s) against the HOA and our account. The Board voted to keep interviewing firms.

The HOA continues to have a very high A/R balance (presently \$100,000.00+). The HOA cannot continue to operate or pay monthly expenses with such a high outstanding dues balance. Please make every effort to pay your dues in a timely fashion.

[JOEY ARE WE POSTING FINANCIALS THROUGH 12/31?]

Updated financials and BOD Minutes should be posted on the website shortly.

Attached is a copy of the new Architectural Review Committee Improvement/Addition Application. Please review. If you have any improvement/additions to be made to the outside of your home that requires review and approval from the ARC, please use this form. Other subdivisions in the area have already implemented this program; and the Clipper HOA is trying to find ways to preserve at least a portion of the general dues for general HOA expenditures. This will in turn, help deter increasing homeowners dues as much as possible. In previous years the average annual budget for Architectural fees were in the \$25,000.00-\$30,000.00 range.

The Maintenance Committee has met and is finalizing plans to start curb repairs in the

subdivision.

The first meeting with the 2009 parcel reps was held at the end of December. Each was asked to go back to their phases and get info from their residents regarding issues they would like to see the Board concentrate on, and their priority.

Speeding has been an ongoing issue, and we have discussed this with the St. Tammany Parish Sheriff's Office. They will periodically, and without warning set up motorcycle police in the subdivision to write moving violations. SO OFFENDERS BEWARE!

Please contact the parcel rep assigned to your phase/area for any questions or concerns. We should be holding our next meeting in early March.

Residents have reported a nutria problem in the subdivision; and the Wild Life & Fisheries have been contacted. We have been given names of individuals licensed in their "Nutria program" and are in the process of obtaining information and costs involved. Unfortunately, because of the tremendous amount of accounts receivable, the Board felt that it could not expend any funds for this issue at the present time. The high amount of uncollected dues is hindering the HOA's ability to maintain working capital. However, we are still checking into costs and possible state programs to see what might be available to us.

Another **Hazardous Waste Collection Day** has been scheduled for March 28, 2009, from 9:00 a.m. to noon. The drop-off site is the Northshore

Harbor Center parking lot. Watch your local paper for more news as the date draws closer.

Residents: GET YOUR LANDSCAPING IN ORDER! It is time to judge for the **Garden of the Season** Contest!! Anyone interested in helping the ARC judge, please e-mail or contact the office ASAP. We would like to award the winner for the second quarter - April-June, 2009!

ROYALTY AMONG US!!!

Congratulations to Sandy English, 2008 Queen of the Newcomers Club and resident Maids, Gail Diamond and Lydia Foght. The Mardi Gras Ball was held February 7, 2009. Resident Dukes were Ken Diamond and Don Foght. Great newspaper article and pictures guys!!

The "Draw-Down Raffle" Dinner Dance sponsored by the Our Lady of Lourdes Men's Club was held February 7, 2009. It was a very fun evening. Our own resident, Pete Cavnac, along with many others, worked very hard and long on the annual event, and it was a great success!

Easter will be here before we know it, and the weather will be great here on the water, so get outside, enjoy, and see you on the summer side.

Barbara Zoerner,
HOA Representative