

1st Quarter 2011 Newsletter
December 1, 2010

Hello Clipper Property Owners. Hoping that everyone had a delightful Thanksgiving Holiday and is ready for the upcoming Holiday Season and New Year!

There has been quite a bit of Real Estate Movement since May, 2010.

Welcome to all of the new Members and tenants. Please email your updated contact information including phone numbers and e-mail addresses to lpittman@clipperestates.com.

1. Richard and Donna Gaddie
Lot 158 Cuttysark
2. Patrick & Anna Espinoza
Lot 001 Clipper Drive
3. Lester Ralph and Elena Reed
Lot 053 Clipper Drive
4. Joseph & Tammy Lang
Lot 081 Clipper Drive
5. Jerry Billiot
Palms Lot 002G Royal Palms
6. Monique Weaver
Palms Lot 008 Royal Palms
7. John Sanders
Palms Lot 018A Royal Palms
8. Brian J. Authement
Palms Lot 018B Royal Palms
9. David & Mary Lee DeVun
Palms Lot 018C Royal Palms
10. Leonard J. Thompson
Palms Lot 018D Royal Palms
11. Chuan Le and Kelly Gueno
Palms Lot 019B Royal Palms
12. Mikerl Ange Louissaint
Palms Lot 023B Royal Palms
13. George & Ramona Roberts
Palms Lot 032G Royal Palms
14. Lawrence and Gail Miller
Vela Lot 029 Vela Cove
15. Citi Mortgage
Lot 030 Clipper Drive
16. George and Georgia Molinary
Palms Lot 001G1 Royal Palms
17. Dan and Patricia Franklin
Palms Lot 001J Royal Palms
18. Ed & Christine Massett
Palms Lot 006B Royal Palms
19. Wayne & Sandra Cannon
Palms Lot 017B Royal Palms
20. Mike & Christy Jolicoeur
Palms Lot 019A Royal Palms
21. Chris & Tran Le Pham
Palms Lot 021C Royal Palms
22. Robert W. & Kristie Allen
Lot 084 Clipper Drive
23. Carol & Cheryl Perret
Lot 149 Cuttysark Cove
24. Les & Fredricka Bonano
Lot 131 Cuttysark Cove

ANNUAL MEMBERSHIP MEETING

No date has been set for the Annual Membership Meeting at this time.

CARS VANDALIZED

Recently there was some vandalistic activity where multiple homeowners came out of their homes to go to work or school only to discover that any unlocked vehicle had been ransacked and CDs, Cell Phones, iPods, billfolds, and other items had been stolen.

Please note that only unlocked vehicles were targeted. Many reports were called in stating that residents exercising or walking their pets discovered caches of the stolen items near mailboxes, street signs or light poles and in flowerbeds. Apparently the items had been discarded by the culprits for fear of being caught.

Similar activity was reported in Eden Isles the night before and Moonraker two days before Clipper Estates was invaded. Therefore, please lock your vehicles that are parked in your driveway. This will protect the contents of your vehicle and discourage future incidents.

RED LIGHTS ON SEWER PUMPING STATIONS

Have you every noticed the red lights on the sewer pumping stations while driving through Eden Isles or Clipper Estates? The purpose of those lights is to let you know that the station has stopped pumping sewerage and raw sewage will backup into your neighborhood and fill the air with its stench. So, whenever you see the red light shining brightly please call Coast Waterworks at (985) 641-7080 to report the outage.

LAWN SERVICES AND GRASS CLIPPINGS

When cutting your grass, or hiring a lawn maintenance crew, please take a moment to verify that the grass clippings generated by the mowing is removed and not blown into the street or the canals.

Clippings should not be allowed to collect near the curbing or carried into the storm drains or blown into the canals.

VOICE OR PIANO LESSION

If anyone desires to improve their singing voice or wishes to learn to play the piano please contact Dr. Monique Weaver, a new resident, at (985) 707-2526 to learn more about some convenient options available for you or your children.

CHILD SAFETY TEXTING ALERT WEB SITE

If you have children, grandchildren, nieces and nephews the following information could save a child's life.

www.mywebsafety.com/klavejackson

is a web site you should investigate for more information on how to protect youngsters from hidden dangers. Or contact Klave Jackson, a resident of Clipper, at e-mail Jackson.klave@gmail.com or telephone (985) 201-1393 if you want to get some answers to your questions today.

GARAGE SALES

The Governing Documents are clear on Commercial Activity, Nuisances, Parking in the street, and Signs.

Although garage sales may not be specifically defined as a commercial activity, it is an advertised event that does increase traffic flow, generate money for the party sponsoring the event, and create nuisances for the neighbors. Besides increased traffic flow, parking in the streets, blocking driveways, signs posted along the streets, and using private driveways for turnarounds there were many complaints received after a recent garage sale in Clipper Estates.

The Board of Directors has begun researching how other deed restricted communities deal with this activity, and discovered that an annual or a semi-annual event where all Members are invited to participate has been a successful solution. Each community has a committee that handles all details, advertising, security and traffic control.

Due to the high number of complaints from the recent garage sale it is advised that no more garage sales or similar activity be held until research is completed and a procedure is adopted by the Board of Directors.

TYING TO PRIVATE BOAT DOCKS AND ANCHORING IN THE CANALS FOR FISHING

What do you do at midnight when you discover someone is tied to your boathouse or anchored in the canal behind your house?

Docks, lighting, boathouses, bulkheads, and all other water features constructed at the water's edge is private property and for the sole enjoyment of the lot/unit Owner who purchased or installed the feature.

Ownership of property along the canals within Clipper Estates goes to the center of the canal adjacent to the lot/unit owned by the Member of CEMHOA.

Canals and lakes are a right-of-way for water vessels the same way that streets are the right-of-way for vehicles and should not be blocked at any time.

Therefore, no one should anchor a water craft vessel in any of the canals and block the right-of-way and no one should ever tie a water craft vessel to a privately owned dock, without the permission of the owner, unless the occupants of the vessel are endangered and a life threatening situation has occurred on board the vessel.

Without the permission of the owner of the waterside structures anchoring or tying a boat to the dock is trespassing. Both, trespassing and blocking of the water right-of-way should be reported to the St. Tammany Parish Sheriff's Office (STPSO), especially if this activity is occurring between the hours of 10 pm and 6 am.

If there were a group of cars with occupants parked in front of your home or your neighbor's home throughout the night you would not hesitate to report the activity to the STPSO as suspicious or for disturbing the peace.

Evaluating areas to rob can happen as easily from the canals and waterways as it can from street access. Please be aware of your environment and take all necessary precautions to protect yourself and your neighborhood. Most of all respect your neighbors' rights and possessions.

DEAD TREES AND LANDSCAPE REQUIREMENTS

Last year's winter took its toll on the trees and landscaping within Clipper Estates and with the economic downturn CEMHOA relaxed enforcement for tree replacement and landscape guideline requirements. However, this cannot continue and in the spring full enforcement of the Governing Documents will resume.

There is a St. Tammany Parish ordinance that requires a minimum of three class "A" trees in the green belt near the streets. The Design Guidelines has all the information and you will note that CEMHOA requires a minimum of seven trees, inclusive of parish three, and 50 one gallon pots of shrubs divided 50-50 in front and back yards. Fence lines should not have grass growing up into the fencing and flowerbeds should be weed free and maintained all year.

Three phases of work would help reduce heavy cost burdens.

Phase 1: Before year end evaluate your property and remove all dead trees and gardening material, and prune all dead branches.

Phase 2: Beginning of March restore front yard according to Parish and Design Guideline standards.

Phase 3: Beginning of June restore back yard according to Design Guideline Standards.

GOVERNING DOCUMENTS AND ENFORCEMENT

The Governing Documents establish the Deed Restrictions, enforcement, and remedies including fees, fines, and costs incurred by the Association by an Owner to become a Special Assessment on the property for failure to comply.

These documents are filed with the St. Tammany Clerk of Court's Office and CEMHOA has posted them for your review at www.clipperestates.com. A reference to the Governing Documents should be noted in the conveyance document that establishes the Owner of Record or from the Title Insurance Company or abstract documents during the Act of Sale.

When a violation is documented a letter is sent **once** to the Owner to allow the Owner to remove the violation. Usually a letter helps the Owner fully comprehend the restrictions and no further action is required by the Association.

This is not always the case. Some Owners become "habitual" violators. There is no required letter after first notice of violation to those Owners, and fines are applied daily for each violation. If the violation(s) continue, other remedies are available including, but not limited to, towing objects, restraining orders issued from local courts, etc. as stated in the Governing Documents.

Regular or Special Assessment are due upon issue, and failure to pay generates full enforcement and a lien is filed on the property.

Some of the most frequently violated restrictions are:

- Failure to keep grass—from street to water's edge—mowed;
- Storing objects visible from the street or waterway, i.e. motor homes, commercial vehicles, boats or jet skis on trailers, empty trailers, garbage cans, gardening tools, etc.
- Parking that is not on a driveway, i.e. in the street, on sidewalks or grass or empty lots;
- Exterior improvements without application to and approval from the ARC.

PARISH ORDINANCE SEC. 4-124.00 GENERAL DUTIES OF ALL ANIMAL OWNERS

Continued complaints of domestic animals, dogs and cats, roaming the neighborhood unleashed and **urinating or defecating** upon lawns, shrubs, buildings or any property, either **public or private**, and excessive or untimely **barking, howling or yelping** loudly and intrusively and essentially **interferes with the right of privacy** of neighbors have been received.

These are nuisances and not allowed according to the Governing Documents of Clipper Estates and fees and fines are applicable as a Special Assessment to the pet owner's property.

More importantly each of these nuisances is against the law and defined by St. Tammany Parish and enforceable by parish with fines up to \$500.00, seizure of pets, and even imprisonment up to 30 days, for **each violation**. All such activity should be reported to the parish and this office.

Person making complaint needs to record and when possible photograph violations, and be prepared to stand as witness to the violation if prosecution by parish is required.

The excerpt from the parish ordinance has been posted to the Clipper web site for review, and on the parish web site <http://www.stpgov.org/code/> in its entirety.

Deed Restrictions are in place for everyone's benefit and to keep your waterfront community a beautiful place to live.

HAPPY HOLIDAYS!!!

Ludy L. Pittman,
Office Manager
lpittman@clipperestates.com
www.clipperestates.com