

CLIPPER ESTATES MASTER HOMEOWNERS' ASSOCIATION, INC.

1299 Cutter Cove, Slidell, LA 70458

A Deed Restricted Waterfront Community; www.clipperestates.com for Governing and Founding Documents

3rd Quarter 2011 Newsletter

June 1, 2011

It certainly has been a dry season, but that has not stopped the Clipper Estates Members from working hard to restore the landscape at the homes within the subdivision. **Good Job, everyone!**

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

1. Mark Jenkins Palms Lot 010C Royal Palm Dr.
2. One Brady Lane, LLC Palms Lot 017D Royal Palm Dr.
3. Jerome & Shannon Woodward Lot 030 Clipper Drive
4. Kenneth & Sue Sierra Lot 003H1 Royal Palm Dr.

ENFORCEMENT ASSISTANCE

The Association continues to restate that every Member and Tenant is needed to help enforce the Deed Restrictions filed with the St. Tammany Parish Clerk of Court's Office and posted at the web site www.clipperestates.com for your convenience.

NEIGHBORHOOD NEWS

Sharing information is important, and the Association is inviting every Member to share their news. Please email lpittman@clipperestates.com with details so it the news can be added to the Newsletter or web site.

GATE ENTRY DIFFICULTY

When using a gate entry code press the key icon button, to the right of the zero, followed by the six digit access code. Press each button firmly, but not in a mashing manner to damage the key pad.

Entering the code too slowly the unit times out, too fast the keys don't make good contact. Practice the technique during daylight hours to view the action and key pad response. Yes, the system will state access granted even if the gates are open while practicing this technique.

Experiencing remote control device difficulty? A new antenna has been installed to reduce overhead electrical interference. When in front of the pedestal, press the button and hold until the light goes out. If the red light is not bright a new battery may be needed.

Please call the office and provide the frequency and access codes located on the back label of the device, or by opening the case to read the inside label. There is a small phillips head screw at the base on

the back of the device. Remove the screw and the casing separates easily. Use caution not to drop the computer board contained within.

A report can be obtained from the gate system to discover if the remote device is sending an acceptable signal. If no signal is transmitted from the device, the device may have been damaged through dropping or age of the device.

NOTICE OF VIOLATIONS

The Association has adopted a new method for Notice of Violations to enhance documentation practices, reduce labor costs, and Assess fees. An HOA Invoice Notice of Assessments will be mailed both standard and certified mail. Fees and fines will be applied daily per day/event if violations continue unchecked. All costs for Notices is Assessed to lot/unit Owner.

QUARTERLY STATEMENTS

Some of you may have noticed the change of title for the Regular Assessments quarterly notice. The Quarterly Statement title was changed to Quarterly Notice of Assessments for consistency with terminology contained within the Governing Documents.

SELECTIVE ENFORCEMENT

Some Members are expressing concerns that enforcement is selective. Be assured that every Member with violations receives a notice. If the violations continue after notice, fees and fines are assessed from the first day cited, per day, per event if violations continue or return.

Failure to pay Special Assessments will result in full enforcement, including Lien. An appeal to the Board may result in a reduction or waiver of some of the fines, if the fines are not for habitual violations.

If concerned that a violation is overlooked contact the office so the matter can be researched.

DON'T MAIL, JUST CALL

Why isn't a phone call made to advise that a violation exists, instead of written notice by standard and certified mail?

Remember, the **notices are all about documentation**. The Association is making every effort to bring about awareness of Deed Restriction, and to establish consistency in enforcement. A written notice is more succinct than a telephone visit, and allows the reader to process the contents of the mail out and

research the matter for a better understanding of Deed Restrictions.

SOLICITORS/ADVERTISING

Vendors continue to attach flyers to mailboxes and front doors, or toss bags with business cards and a rock onto front lawns. This is not allowed within Clipper Estates, and is also not allowed in St. Tammany Parish through ordinances.

Several Members recently purchased curb graffiti from such a vendor. This is not the approved streetscape. The vendor refused to provide proof of insurance and licenses to the Association.

Please discourage this activity and report this to the CEMHOA office or directly to: **Mr. Rick Moore of the St. Tammany Parish Department of Environmental Services (985) 898-2535.**

CHILDREN SAFETY

Reports that there are unsupervised children, entering lots/units uninvited have been received. Parents, please discuss possible dangers with your children, and remind them that it is impolite to enter where not invited, and it is illegal to trespass, too. Members, who observe children that appear unsupervised or in an area of concern, should identify the children and contact the parent or guardian to discuss the matter. The safety of children is important to everyone within Clipper Estates.

SPEEDING/TRAFFIC CONTROL

Motorist Beware! Children are not aware of traffic. Please respect traffic signs for speed, intersections, and one-way traffic. Parish ordinances authorize any law enforcement officer to enforce the traffic control within Clipper Estates. Placement of signs within the right-of-ways is not the solution. Contact the sheriff's department and request patrols.

Signs that are not advertising property for sale, or posting traffic rules are not allowed, and will be confiscated and also generate Special Assessments of \$5.00 per object per event/day.

NO WAKE ZONES

Every canal and lake surrounding Clipper Estates has a "NO WAKE" zone. Damage to watercraft, docks, and bulkheads result from this activity.

If you observe someone being disrespectful of the "no wake" zone call the sheriff at (985) 898-2338 to report the activity. Citations or tickets will be issued.

The Association will post a 24" x 18" yellow sign at Moonraker Lake entrances. If individuals wish to purchase signs (\$56.70) for the dock of a lot/unit please call Signs Now (985) 781-6800 to order.

SWIMMING IN CANALS

Swimming in canals is not allowed as per the Governing Documents.

Recently a ten foot alligator was removed from Moonraker Lake by parish officials. Call the sheriff at (985) 898-2338 to report sightings of alligators.

ANIMAL OWNERS NEGLIGENCE RESPONSIBILITY

The Association regrets the need to continue to visit Animal Owners responsibilities; however, concerns regarding animal owners not collecting animal feces and allowing pets to go unleashed continue.

An anonymous report stated that cats continue to use flower beds as litter boxes; however the author did not state the location of the offense. It is acceptable if a Member wishes to remain anonymous, but the street address, description of the violation, and description of the animal(s) is required to enable the Association to address these matters.

The Association is not the police but, will send a notice, mailed standard and certified, to the Member that continues to allow pets to run free, or refuses to collect feces. A Nuisance Fine for violators will be assessed.

A few Members suggested obtaining traps to capture unleashed animals for removal. **Please do not put out traps to remove domestic animals.** These are not feral cats or dogs that are descendants of former domestic animals turned wild. **These are your neighbors' pets.** Discuss the problem with the neighbor. **Do not be scared to be considered a "bad neighbor" if a neighbor is creating an uncomfortable situation.**

Please help make your neighborhood the best it can be and assist with enforcing the Governing Documents that are in place to help maintain the property values and the integrity of Clipper Estates.

St. Tammany Parish Animal Control (985) 809-0183 has advised that the description of the animal and address of the pet owner should be reported. Upon receiving the complaint a deputy will be dispatched to the address and a warning citation will be issued. Repeated calls will result in fines, court costs, jail time etc.

STORAGE OF OBJECTS

Storage of objects outside of an ARC approved enclosed structure is not allowed and results in a fine per object per day/event.

Storage of objects includes large items that are obvious like boats on trailers, empty trailers, motor homes, and such.

But other items range from household waste carts, wheel barrows and landscaping equipment, ladders, crawfish pots, ice chests, unread newspapers, children's toys, i.e. scooters, bicycles, clothing or other items left in the front lawn near the street or in the driveways.

Back and front yards should be maintained and free of clutter.

The Association understands having a social and not wanting to clear away the accessories right away, but leaving ice chests, crawfish pots, tables and chairs, and other paraphernalia on the front drive or lawn for several days is unacceptable.

GRASS MAINTENANCE

Lawn and grass maintenance, especially on empty lots is an issue.

Grass cannot reach 12 inches or taller, is unsightly, and encourages mosquito breeding, rodents, other insects, snakes and unwanted inhabitants. Residents tend to be more diligent in lawn maintenance; however, lot owners may not inspect the lot/unit regularly. Grass can get out of control quickly. Hire a dependable and trust worthy lawn service. The Association cannot supervise the work product of vendors.

GRASS SERVICE COMPANIES

For safety ask your lawn service to install reflectors on mowers that enter the streets and sidewalks.

Attention to parking lawn service trucks and trailers is also requested because these large objects create a hazard when at the bridge, near intersections, or in curves on the street.

When multiple vendors are "at work", it is recommended they all park on the same side of street to help with traffic flow and visibility.

Any vehicles in the right-of-way should park with the flow of traffic and never against traffic for pedestrian and child safety.

PARKING OUTSIDE OF PAVED DRIVEWAY

Parking outside of the paved driveway, within the street, on the sidewalk, on empty lots and lawns is not allowed.

A couple of years ago the St. Tammany Parish Fire Department notified the Association that parking in the right-of-way reduces access of entry. In the event of an emergency, objects within the right-of-way will be pushed out of the way for emergency access. Or emergency vehicles will cut through lawns and landscaping to respond to the emergency situation.

The Association tries to be considerate with parking in the right-of-way during socials, especially during holidays. Please park on one side of the street in an orderly manner.

However, daily use of the street, sidewalks, lawns, or empty lots will generate a Notice of Violation, fines, and possible towing of vehicles. All fees and fines generated will result in a Special Assessment.

Sidewalks are for pedestrians, should be clear at all times, and not used as playgrounds.

EXTERIOR LIGHTING

Exterior lighting, especially over the water can be a nuisance to neighbors.

Please take a moment to observe the effect of exterior lighting, especially over the water. A simple adjustment can stop the illumination into windows, especially sleeping areas, or decks and docks of neighboring homes. Nuisance fines will be assessed if complaints are received, researched, and continue after notice of violation is received by Member.

CORRESPONDENCE/PAYMENTS

Please include your lot/unit number on all correspondence, especially payment for Assessments. This enables correct posting. Recently a Member paid with a company check and the identity of the owner could not be determined from the name of the business or signature. The Association desires to apply credit to correct accounts quickly and efficiently.

Your assistance is, as always, greatly appreciated.

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