

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

**1st Quarter 2012 Newsletter
December 1, 2011**

Hoping everyone had a wonderful Thanksgiving. The Association is thankful for: the beautiful decorations installed during the recent holidays, courtesy of Ken and Marcia Levy; the "Night Out Against Crime" which was a success, thanks to the efforts of Millie Saliba; and the work that has resumed on Phase 6, and learning that the streets will be in place soon.

www.clipperestates.com is a valuable tool to Members of CEMHOA. The Association tries to update information timely for your review. Use this tool when researching Deed Restrictions, construction standards, or news reports power outages, household waste collection date changes for holidays, etc.

New Residents/Tenants/Members

1. Dave Thompson Lot 034B
Royal Palms Drive
2. Chuck & Joy Morgan Lot 001
Vela Cove

LOST PAYMENTS INCREASED

There is an increased number of Members mailing payments to, and not received by, CEMHOA.

In September 2007 CEMHOA moved out of the trailer and into the model home. With this move the mailing address changed to:

**1299 Cutter Cove
Slidell, LA 70458**

Please correct your files and change the information with your bank. This address is on every newsletter and Quarterly Notice of Assessment.

NEWSLETTERS SCRUTINY

It is difficult to respond to anonymous letters. On October 3, 2011 a letter from a concerned homeowner had some interesting points and could only be responded to in the Newsletter.

Concern: Street conditions.

Answer: The Maintenance Committee is comprised of three residents: Ken Diamond, John Virga and Toy Tufaro.

Each person volunteers his personal time for this service. Specific areas of concern should be reported to CEMHOA in writing, so the description and location can be forwarded to the Committee for review and action.

The Committee meets and collectively reviews all areas of concern regarding repairs and maintenance of the common areas, including streets and curbing. The Committee calls vendors for bids, makes recommendations for selection of vendor and schedule of repairs to the Board, then supervises and verifies the quality of work, and recommends whether payment should be made or withheld until completion.

Concern: Enforcement of restrictive covenants CEMHOA is overwhelming and discourages people to live in the Clipper Estates Subdivision, resulting in no sales.

Answer: Enforcement of Governing Documents is clearly stated in the Master Declaration, including remedies to restore property, including fees, fines, and all costs incurred to restore property.

Documentation for the files is required and is only achieved with inspections.

Enforcement maintains the integrity of Clipper Estates; otherwise, Clipper Estates would look like Eden Isles Blvd.

Concern: Positive elements instead of warnings in Newsletters because everyone knows what is allowed and what is not. Habitual violators will remain with or without warnings.

Answer: Every Member should know the restrictions, and it is difficult getting some adults to comply.

Just as residential speed limit and school zone restrictions are known, signs are posted and still needed as reminders for enforcement to the public. Consequently, inspections and reminders of the Governing

Documents are needed for Members, too.

Members have always been invited to offer news for each quarterly newsletter. Please send an e-mail to Ludy Pittman, lpittman@clipperestates.com.

Share your news whether it is birth announcements; graduation; awards from clubs, for hobbies, city or parish work achievements; job promotions, marriages, anniversaries, military activity; or any other information that is exciting about yourself or a neighbor is welcome.

Concern: Give us something to look forward to such as block parties and some sort of clubs.

Answer: Members are invited to form committees like Garden of the Month, Seasonal Decorations, Pot Luck Dinners, or even organizing a Block Party through the Board of Directors. There are many things that Members can do to bring neighbors together and create fun activities in your neighborhood.

Large socials require permits, insurance, portable toilets, garbage containers, tables and chairs, refreshments, advertising, crowd and noise control, security, organizational meetings for clarity and to prevent duplication of work, and other things.

The Operating Budget does not include line items for these activities. Volunteers are needed, and to consider using the employees of the Declarant, or paid Agents of the Association would require an increase in the Regular Quarterly Assessment, and the Board of Directors is trying to find ways to reduce, not increase, costs.

Fund raisers are discouraged, and create tax issues for the Association; therefore, cannot be done without Board approval with strict supervision and budgeting, and all checking accounts require two signatures with at least one being a Board Member,

and the other can be the Committee Chairperson.

This is your neighborhood, and Members should be civic minded and willing to steer head committees; outline projects; organize activities and subcommittees; and help maintain a neighborly environment.

HOLIDAY CELEBRATIONS

With the Holiday Season upon us, there is much occasion for socializing and Holiday Cheer. Members are reminded to be aware of the behavior of family and friends visiting within Clipper Estates.

One such unpleasant situation recently resulted in an arrest for criminal trespass.

If you invite anyone to your home please confirm the safe exit of your visitor from the neighborhood. If your visitor does not have transportation, please offer them a ride, or call them a cab to prevent imposition on others.

Vehicles speeding through the subdivision or drivers that are either distracted or appear to be impaired from too much holiday spirit have been observed. Everyone is reminded that this behavior is hazardous and can result in physical injury or damage to property.

If you have reason to suspect illegal activity of any nature taking place within Clipper Estates Subdivision; or if you hear unfamiliar noise, or loud voices, screaming or hollering at any time of the day, and especially if it awakens you at night or in the wee hours of the morning; or if you see physical contact between two or more people that appears excessive or inappropriate public behavior please call the St. Tammany Parish Sheriff (985) 898-2338 and report your concerns.

You can remain anonymous when making a report, **but you need to make a report.** Give a description of the vehicle and driver, and the driver's actions observed. Or offer the address where the vehicle parked.

Offer a description of the persons engaged in verbal or physical altercations, or the address or general area where the screaming and shouting and noise is coming from.

The Association can only enforce the Govern Documents. The Association is not a policing agency that has authority in Civil or Criminal matters. The Association cannot dictate or judge morality issues.

This is your neighborhood and your home. This is where you enjoy time with your children, grandchildren, parents and friends.

Keep your neighborhood safe.

Have a Wonderful and Safe Holiday Season!!!

Ludy L. Pittman,
Office Manager/Compliance Officer
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