

**2nd Quarter 2012 Newsletter
March 1, 2012**

Isn't this weather wonderful? It truly looks like an early spring is here for every gardener's delight.

Remember to get a handle on weeds early, replacement of all dead trees or shrubs, and action to return your property to compliance with landscape requirements as approved during construction by the ARC and explained in the Design Guidelines is necessary.

www.clipperestates.com is a valuable tool for researching Deed Restrictions, construction standards, or news reporting power outages, etc.

RESTRICTIVE COVENANTS

Refer to: www.clipperestates.com, NOTICE all phase restrictions; HOA All Phases 1995-01-17 Master Declaration Article XV, General Provisions, Section 7. Covenants to Run With Land—Each of said covenants, conditions, and restrictions shall run with and **bind the Properties** and shall inure to the benefit of and be enforceable by the Declarant, the Association, any Owners, the Architectural Review Committee, and the respective heirs, successors, and assigns of each. **Each purchaser of any Lot**, part or parcel of or in the properties--by acceptance of a deed, contract of sale, or other conveyance on any such lot, part or parcel--shall be conclusively deemed to have consented to and agreed for him/herself and his/her successors **to observe, perform, and be bound by said covenants, conditions and restrictions.**

Failure to become familiar with the Governing and Founding Documents does not exclude Members from enforcement.

NEW MEMBERS

New Residents/Tenants/Members

1. John, Mary & Peter Nguyen Lot 010A Royal Palm Drive
2. John & Dominic Nguyen Lot 011C Royal Palm Drive
3. David & Claudia Spiers Lot 045 Clipper Drive
4. Wilmington Trust Lot 058 Clipper Drive (Foreclosure)
5. Griselda Henriquez & Joan Ullrich Lot 003J1 Royal Palm Drive
6. Lynda Roddy Lot 004A1 Royal Palm Drive

SEASONAL DECORATIONS COMMITTEE

Kudos for Ken and Marcia Levy! Once again---GREAT JOB---with seasonal decorations for the front gate. Many compliments were received.

This committee is a great help to the Association, and truly enhances the beauty of the Clipper Estates Neighborhood.

CIVIC MINDED MEMBERS

Please contact the Association via e-mail lpittman@clipperestates.com if you are interested in being active in your neighborhood. There are multiple committees in place, or that can be established, but volunteers are needed.

Committees must be established through the Board of Directors as per the Governing and Founding Documents.

Refer to: www.clipperestates.com, NOTICE all phase restrictions; HOA All

Phases 1995-01-17 Master Declaration Article IV, The Association, Section 7.

Good intentions are well meant; however, any effort to organize a large "neighborhood" activity needs to have an established and structured plan, and approval by the Board of Directors.

Some large functions require parish permits and certificates of insurance. This is to protect the Association and its Members from liability issues that could arise.

No soliciting money or contributions, in the name of CEMHOA, for any reason! The Association is a non-profit corporation subject to Federal and State Tax Laws. Fund raising activity could be harmful to the Association, its Members or the individual assuming responsibility for solicitations.

EXTERIOR PROJECTS

Refer to: www.clipperestates.com, NOTICE all phase restrictions; HOA All Phases 1995-01-17 Master Declaration Article XII Use Restrictions and Owners Obligations Section 5. Additions, Alterations or Improvements by Individual Owners.

No exterior improvements, alterations, repairs, change of paint color or exterior finish, excavations, changes of grade or other work which in any way alters the exterior of any Lot, shall be made without the prior written approval of the Architectural Review committee.

For all exterior projects, failure to submit to the ARC begins with a cease and desist order and a Special Assessment against the lot/unit, including but not limited to, a \$25 per day fine from the start of project until the construction is either removed or approved, legal fees, court costs, attorney fees, staff and ARC labor costs, and all other remedies allowed in the Governing Documents for full Enforcement including lien processing for non-payment of assessments when due.

Because of the structural importance of pilings for buildings, pools, bulkhead, boathouses, decks, docks, and such; a certified and standard mail notice containing the aforementioned information was sent to area pile driving companies reminding each that the job will be shut down, and owner's fined.

COMPLIANCE AFTER CONSTRUCTION APPROVAL

Refer to: www.clipperestates.com, NOTICE all phase restrictions; HOA All Phases 1995-01-17 Master Declaration Article VIII: Architectural Review Committee Section 7. Compliance After Approval states:

No Improvements or alterations or additions to any Unit for which any plans and specifications, including but not limited to a color scheme, plot plan or grading plan, shall be erected, constructed, installed, replaced or altered. Any deviation from said plans and specifications, including but not limited to a color scheme, plot plan or grading plan, in such erection, construction, installation, replacement, or alteration shall nullify the approval of ARC .

PARKING VEHICLES

Refer to: www.clipperestates.com, NOTICE all phase restrictions; HOA Supplementary Declarations for individual Phase Article IV Construction Standards and Requirements, Section 4.7 Parking.

Parking outside of paved driveways is always prohibited. Therefore, parking in a right-of-way is not allowed, whether in a street or on a sidewalk.

It is understood that socializing creates the occasional need to park in the right-of-way (street). Holiday seasons tend to generate increased socials.

Never park on the sidewalk, which is the right-of-way for pedestrian traffic.

When parking in the street; **park on one side ONLY.** This will prevent the need for other motorist to zigzag or weave between parked vehicles. It also allows clear, unrestricted access for emergency vehicles.

Be aware of the location of your neighbors' driveway! **Do not block another Member from entering or exiting their property safely.**

Vehicles can be towed from the Common Property, which includes the streets and sidewalks, and from private property, without notice, at the vehicle owner's expense, and a \$50 fine becomes a Special Assessment to the lot/unit that the guest is visiting.

Members are responsible for their family, guests, invitees and tenants, at all times.

If necessary, consider using the parking area next to the office of the Association for large socials. Be mindful of office hours and sidewalk location. Transportation of guests to your home may be necessary.

This **is not an open invitation to park anytime** in this area, but rather a temporary solution to enhance your socializing events.

OBJECTS STORED; PARKED; PLACED; REPAIRED

Refer to: www.clipperestates.com, NOTICE all phase restrictions; HOA Supplementary Declarations for individual Phase Article IV Construction Standards and Requirements, Section 4.5 Temporary and Other Structures and Section 4.7 Parking and Section 4.16 Garbage and Refuse Disposal.

Trailers, Campers, Motor Homes, boats on trailer, unused or inoperable vehicles, commercial vehicles with company logos, any vehicle, or construction material without an ARC application in place, **cannot be visible from the street or waterway on any lot/unit.**

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.

Every Member of the Association has the right to Enforce Governing Documents. Any person observing another Member walking animals and not collecting feces, allowing animals to roam freely, whether cats or dogs, **CALL St. Tammany**

Parish Animal Control (985) 809-0183 to report the activity.

MISSING PETS

An increase in missing or lost pets in the area is noted. A request to keep a watchful eye was well received. **THANK YOU!** The response to the call for assistance was truly heartwarming, and sincerely appreciated.

It was suggested that predatory birds were at fault. Hawks and Bald Eagle sightings are reported.

WLF Ornithologist, Michael Seymour, was consulted and he advises that this is highly unlikely.

Predatory birds are generally aerial raptures, attacking in the air over open water or land.

Take-off is one of the most energetically demanding aspects of flight, as the bird needs to generate enough airflow across the wing to create lift. This is the same for aircraft.

Large birds require enough space to regain flight, and with the added weight of a small dog the difficulty for a successful lift is increased. Coupled with the smaller yards of Clipper Estates that contain many obstacles that continue to minimize the "runway", this increases the chance of failure to fly away with your pet.

Although smaller dogs, under 6 pounds, appearance may resemble nutria, which is the preferred meat of the Bald Eagle, dogs are rarely targeted as a food source by these daytime raptures.

In some instances small cats or kittens, but more specifically smaller birds, rats or mice, rabbits, large insects, snakes, or lizards are the real meal choices.

The Bald Eagle is the largest of the predatory birds followed by the Hawks in order of: Red-tailed, Red-shoulder, Cooper's, Broad-winged, Sharp-skinned, then by the Kites: Swallow-tailed and Mississippi.

Bald Eagle, Red-tailed and Red-shoulder Hawks are year round inhabitants, while the others visit this area in summer or winter.

Owls are the second predatory birds encountered, and are the dusk to dawn or night time feeders. If you do not leave your pet outdoors at night there is no chance of it becoming prey to these mighty hunters.

The Great Horned is the largest of this group followed by, Barred, Barn, and Eastern Screech. The Great Horned would be most likely, but highly unlikely, to be the hunter of small dogs, under six (6) pounds.

WLF suggested coyotes as the primary predator for small dogs. Coyotes are known to swim in excess of five miles to reach the seabird habitats located on the islands near Terrebonne Bay.

The narrower canals that separate Clipper Estates from Rats Nest Road or Moonraker Drive would be no great task for coyotes.

Please remember: federal laws protect all predatory (raptures) birds, including their nests, and a second federal law expands the protection of abandoned nests for Bald Eagles for up to five years.

Perhaps these pets are wandering over the edge of the bulkhead, and without an exit ramp from the waterway or speedy rescue by humans, results in drowning.

Perhaps they are victims of other predators, or even abduction by another human.

Whatever the reason may be, these pets are missing:

Diane and Don Tucker fawn/tan

colored female Chihuahua, Pita; missing 2/3 reward \$500, call Don (985) 607-8125 or Diane (860) 883-0116, or e-mail don@ddaudiovideo.com.

Yvonne Barrilleaux tan & white male toy Yorkie, Rosco; missing 2/12 reward \$500, call Yvonne cell (504) 909-3747 or e-mail yvonnebarrilleaux@imtt.com.

NUTRIA REMOVAL

As stated earlier, Nutria is the preferred food of Bald Eagles. **Unfortunately, the Eagles are not eating fast enough to match the reproductive cycle of these oversized rodents.**

WLF agent Ed Mouton assisted with the research for nutria removal.

Currently there are no state or parish programs for eradication of these nuisance animals.

There is a list of approved Nuisance Licensed Control Operators at www.wlf.louisiana.gov or in the miscellaneous documents of www.clipperestates.com web sites.

These operators are for hire, so it is not reasonable for Clipper Estates to hire such a service if other waterfront neighborhoods or local governments are not participating, too.

SUSPICIOUS ACTIVITY

Besides missing pets, a Member, watching TV around 1:30 in the afternoon, heard the door bell and saw a nervous, young man through the screen. But the young man left the porch before the Member reached the door. Calling out, "whose there" was responded to with the start of an engine and a small, dark pickup driving away.

A week later a report of an attempted break occurred between 6 and 8 pm, just a few doors down from the preceding incident.

Again a young man in a pickup was seen leaving the area, and later detained by the sheriff for questioning, and this person did match the description of the alleged break in suspect.

Both of these incidents were in mid February.

Another report of two young men, going door to door, wearing t-shirts bearing the name of a church, and soliciting funds to enable them to travel to Italy was received.

Please discourage this activity by advising the solicitor that this is a "no soliciting" neighborhood and Members are required to report this activity to the sheriff. No matter how innocent in appearance.

Never encourage conversation, and never offer information of your own travel plans.

If you do share your travel plans, then you have just told strangers when your home will be vacant and vulnerable to a possible home invasion.

LANDSCAPING

Do not use empty lots or waterways for disposing of grass clippings or tree trimmings.

Anyone with knowledge of violators is encouraged to contact **CODE ENFORCEMENT**, Rick Moore by e-mail remoore@stpgov.org, or call (985) 898-2535 and file a report.

Torpedo Grass control, Joel Hammontree of H&H Landscapes has advised that he has a process that is guaranteed to eradicate torpedo grass. The treatment used will not kill other real grasses or landscape plants, nor does it require the

excavation of the flower beds or lawns. Please contact Joel at (985) 590-1045 for more information.

HOUSEHOLD WASTE COLLECTION

The 96 gallon cart does not have any means to allow rain water to escape, making it a challenge to some Members to empty if the cart is left out during a shower.

This information was presented to IESI, who was asked if it was possible for the collection staff to begin closing the lid to the cart after emptying.

The Association was advised that this courtesy generates an increase in calls stating that IESI did not collect the garbage at the callers' homes.

Therefore, IESI recommends that a few small holes are drilled into the bottom of the cart to allow the water to flow out.

If anyone needs assistance to get holes drilled into their cart, please e-mail your information to lpittman@clipperestates.com and an attempt to locate a neighbor to assist in making your cart "user friendly" will be made on your behalf.

Concerned Members also suggested that household carts not be placed curbside too early.

This practice does distract from the beauty of the neighborhood. Collection days are Tuesdays and Fridays.

STREET LIGHTS

When a street light is not working properly please report the light to **CLECO at (800) 622-6537**.

When requesting a work order the address for each lot/unit at the light pole, the pole's numbers, and a description of the malfunction is needed.

Or you can e-mail this information to lpittman@clipperestates.com.

STREET REPAIRS

CEMHOA, in conjunction with the maintenance committee, expects to begin repairing several areas within the subdivision during the 2nd or 3rd quarter of this year. Please send any questions about these repairs to: lpittman@clipperestates.com. Questions will be forwarded to the correct committee member or Association Agent for an appropriate response.

**Ludy L. Pittman, Association Agent
Office Manager/Compliance Officer**
lpittman@clipperestates.com

MESSAGE FROM THE DEVELOPER

Phase 6 update: It finally happened!
The street on Phase 6 has been built, and lot sales are expected to begin during the next quarter. Several local builders are negotiating for lots to start construction this summer! This phase will mirror the Royal Palm Drive restrictions, with the average square footage of the "garden-home styled residences" ranging from 1500-2800 sq. ft.

Please feel free to make an appointment to visit the office and see the home plans for Phase 6.

**Joey Tufaro, Developer, and Association
Manager and President BOD**