

**CLIPPER ESTATES MASTER HOMEOWNERS
ASSOCIATION, INC.**

PO Box 3190, Slidell, LA 70459

**2nd Quarter 2013 Newsletter
June 1, 2013**

Hello Clipper Members. Please note that there is a change of address for the Association above.

**News from your Clipper Estates Home Owners
Association Board of Directors**

In case you did not receive the communication in April, the Board hired Renaissance, a property management firm, to run the HOA day to day business on April 1. They are getting up to speed very quickly. Their phone number is (985) 624-2900. The email is info@renmgt.com

The Board continued to meet every 2 weeks this last quarter. We are moving to every 3 weeks beginning in June. Meeting notice dates are posted at the front entrance gate. Our top priorities have been Maintenance and Finance.

Maintenance

Road repairs have started! We awarded a bid to patch the cracks and fix a number of potholes. Our focus is to keep the roads from getting worse. We are going to avoid major road panel repair for now for two reasons. First, we don't have much cash in the road reserve (see attached financials). Second, we anticipate major construction truck activity once the new phase opens. It does not make sense to us to invest a lot of money in road repair just to see construction activity damage it.

We awarded a contract to fix the fencing along the front entrance on the right as you exit. Many of you may not have noticed it but once you did, it was pretty unsightly.

We also had quite a bit of work done on the entrance gate. We first tried some minor repair (replaced a gear) which did not work and went on to replace much of the opener assembly and installed new batteries for power outages. This ensures that the gate opens when the power goes out. There is up to a week delay to order parts each time. It appears to have done the job but let Renaissance know if you see issues.

We are meeting with a number of bulkhead companies to address the major bulkhead failures on the canal that goes under the road. We are evaluating a number of possible solutions including steel, concrete, fiberglass and vinyl listed in order of expense (steel being the most expensive). The most complicating factor facing us is the HOA's lack of funds.

Finance

Our other top priority is our financials. Renaissance is actively working through members who are not current on their assessments. We have established a measure - percent membership current on their assessments. We are currently at 84 percent. Our goal is to get to the high 90s. There are a few foreclosures that keep us from getting to 100%.

This collection process begins with a certified letter, moves to attaching a lien, then a judgment and finally garnishing wages and/or seizing assets. We strongly encourage everyone to avoid this and get current with your assessments.

With our very low road reserve and potential huge canal bulkhead repair costs, we need every penny we can get for some time.

We have included our financial statement for your review. Keep in mind as you review this that we are still in transition from the 'old' administration. Said differently, some of the financial statement reflects the previous administration and some of it reflects your new homeowner Board. We will spend a fair amount of time on this topic at the special Membership meeting.

Membership Meeting

We have scheduled a special Membership meeting for Thursday, July 11th from 7pm to 9pm. The location is the Our Lady of Lourdes School Gymnasium at 345 Winchester Blvd.

Agenda topics will focus on Maintenance and Finance, We also want to discuss parcel representative and Board member elections at the upcoming October / November annual meeting.

Please start thinking about nominees for parcel reps and also for Board members who are only going to serve a year. We would also like to discuss neighborhood social activities. We need volunteers

**CLIPPER ESTATES MASTER HOMEOWNERS
ASSOCIATION, INC.
PO Box 3190, Slidell, LA 70459**

**2nd Quarter 2013 Newsletter
June 1, 2013**

to help with establishing a Social Committee that would organize a day or two a year of fun for the subdivision. If you are interested please contact Carol Barber at cabarber@me.com.

Finally, we will have a Q&A session as time permits. We look forward to seeing all of you on July 11!!

Golf Carts & ATVs

We have received a number of complaints of children driving golf carts and ATVs in the neighborhood. This is a reminder that golf carts and ATVs are not street legal and that children are not allowed on our streets with them. We worry that one of the children will be injured due to their lack of driving skills. We also worry about the HOA liability if they damage someone's property.

Community / Social News

If you have upcoming community / social news for the next newsletter please contact Jim Langendonk at jklangen99@gmail.com or call Renaissance.

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 you will need the street address, the pole's numbers and a description of the malfunction.