

**CLIPPER ESTATES MASTER HOMEOWNERS  
ASSOCIATION, INC.  
PO Box 3190, Slidell, LA 70459  
4th Quarter 2013 Newsletter  
September 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**

This is a reminder to call Renaissance, our property management firm, with any questions or concerns. Their phone number is (985) 624-2900. The email is [info@renmgt.com](mailto:info@renmgt.com)

The Board continued to meet every 3 weeks this last quarter. Meeting notice dates are posted at the front entrance gate. Our top priorities continue to be Maintenance and Finance.

We moved out of the office on 3rd St and moved the files in a storage unit close to the Renaissance office. Our 6 month lease was up and this will save us \$250 a month. We are meeting at the St. Tammany Yacht Club (2nd floor of Phil's Marina Cafe) now which is free!

**Maintenance**

We had to do some more aintenance on the gate because some welds failed. Let Renaissance know if you see any issues with the gate operation.

We authorized some repairs to the bulkhead on the south west side of the canal that goes under the road to keep it from failing like on the other side of the road. Unfortunately there was some slipping again. We are working with a Professional Engineer on the proper solution.

After meeting with a number of bulkhead companies to better understand how to fix the major bulkhead failures on the south east and north east side's we are now nearing completion of a design with a Professional Engineer. We will get that design out for bid soon so we can determine how much it will cost and develop a plan for financing.

**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 - per cent membership current on their assessments. We are currently at 81%.. 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.

We have included our financial statement for your review.

**Membership Meeting**

Our Special Membership meeting on July 11th was fairly well attended with 77 folks. The acoustics were not good at the Our Lady of Lourdes School Gymnasium. We will find another venue for our next meeting.

Our annual meeting will be in late October or early November.

Please start thinking about nominees for parcel reps and also for Board members who are only going to serve a year.

**Community / Social News**

**1<sup>st</sup> Clipper "Kickoff" party on Sunday, September 1<sup>st</sup> !** The Social Committee (Yvonne Gaddy, Chair, Connie Gaudin, Brandi Dalton, Kathy Hahn, Debbie Munsell, Millie Lurding Saliba, Darlene Langendonk and Carol Barber) has organized our first Clipper Estates party on Sept 1 from 3:00 to 6:00 pm at Tooloula's. Food is provided, but please purchase all beverages from Tooloula's. Come by car or boat with your **lawn chairs** and have fun with your neighbors!

**National Night Out Against Crime- Tuesday October 8 or October 15 from 6:00-9:00 pm** (Exact date to be determined.) Millie Lurding Saliba, 1061 Clipper Drive, will be hosting the National Night Out Against Crime for Clipper residents. Millie has organized this event for several years and we appreciate all her efforts! We want to make this year's "Night Out" the best ever. Food and beverages provided. Let's support this event, meet our neighbors and make Clipper a safer community. For more information go to [www.clipperestates.com](http://www.clipperestates.com).

**Nextdoor Clipper Estates** is a private online website that many of your neighbors have joined. Residents can stay connected, share community events, recommendations and crime/safety concerns as well as information on neighborhood social events. To accept your invitation to join and help us build a better neighborhood visit: [clipperestates.nextdoor.com/join](http://clipperestates.nextdoor.com/join) and enter flyer code RERJVZ.

### **New Members**

The Social Committee recently started a Welcome Committee for our neighborhood. In order to make sure we don't miss any new neighbors moving into Clipper, please send the names and addresses of new neighbors to [cabarber@me.com](mailto:cabarber@me.com) or call 985-285-2440. New neighbors will be greeted with a small gift and welcome letter. We would like to welcome:

Edward and Theresa Denslow , 1519 Royal Palm

### **Residential Construction Status**

We have reviewed plans for new house construction on Lot 164. This is first new house in quite some time! We also working with Ken Levy who is representing Troy Duhon who plans on building several spec homes in the near future. We are also hopeful that Savoy is going to build a spec home or two. It is good to see new homes again in Clipper Estates!!

### **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.