

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

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.

Maintenance

We have been working with a Professional Engineer to design a fix to the **canal bulkhead** and have received the engineered stamped drawings. The engineer is helping us with the permit process which requires approval from four different government agencies including the Army Corps of Engineering. We have sent the plans out for bid to 5 contractors.

The design moves the bulkhead over to install 22' tie back pilings rather than the current 10'. It will eliminate the bulkhead adjacent to the empty lot but requires us to purchase the vacant lot. We are in negotiations with the lot owner.

We approved a recommendation prepared by Renaissance to improve the **landscaping at our front entrance** with fall plantings and just a general spruce up.

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 93%. 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 annual meeting has been scheduled for December 3rd at 7pm at the Tammany Yacht Club (above Phil's Marina Cafe). We are holding an election for 3 Board members and 6 parcel representatives. There will be a **drawing for 2 lucky homeowners** who are present to win a free quarter assessment!

We will also have an update on the bulkhead project and our finances plus a question and answer session.

Please mark your calendar for December 3rd. We need a 25% quorum for the election to be valid so please attend or give your **ballot proxy** to a neighbor or to Renaissance.

Community / Social News

Our 1st **Clipper "Kickoff"** party on September 1st and **National Night Out Against Crime-** October 8 were huge successes! The Social Committee (Yvonne Gaddy, Chair, Connie Gaudin, Brandi Dalton, Kathy Hahn, Debbie Munsell, Millie Lurding Saliba, Darlene Langendonk and Carol Barber) have done an outstanding job so far and they are planning another event. Mark your calendars for a night out of fun on Jan 10 at the firehouse on Carr Drive.

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 and enter flyer code RERJVZ.

Architecture Review Process

This is a reminder that **all outside construction needs to be approved** by our Architecture Review Committee. There have been at least 3 members who have not done this and in one case, the work has to be moved. We have removed any HOA fees

for this work but in some cases deposits are required to ensure the work is done according to code and design standards. Please help keep our neighborhood up to the high standards we all enjoy. Contact Renaissance for more information.

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 or call 985-285-2440. New neighbors will be greeted with a small gift and welcome letter. We would like to welcome:

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.