

**CLIPPER ESTATES MASTER HOMEOWNERS
ASSOCIATION, INC.**
PO Box 3190, Slidell, LA 70459
1st Quarter 2014 Newsletter
March 1, 2014

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 4 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 also managing the permit process which requires approval from five different government agencies including the Army Corps of Engineering and St. Tammany. We sent the plans out for bid to 5 contractors and received 4 bids. We are finalizing the bids analysis and also finalizing the design with our Engineer and the contractors.

The bulkhead on the SW side began failing and we decided to install bracing to keep it from falling and creating a boating hazard. We have asked our Engineer to provide a recommendation on the repair design.

The front gate has been a real challenge as we transitioned to a new gate maintenance company, Westco. We finally have the gate and the cameras working again and will continue to make improvements.

To obtain a new or replacement remote or gate code please call Renaissance at (985) 624-2900.

Finance

Renaissance is actively working through members who are not current on their assessments. We have collected 96% of our membership. 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

We will schedule a membership meeting very soon to discuss the plan for the bulkhead repairs.

Community / Social News

Garage Sale - we have scheduled a neighborhood wide garage sale on April 12. We are asking participants for a \$5 donation to cover the ad., balloons, signs, and flier costs. Each home will get a balloon to tie on your mailbox. We'd love for you to share on social media and with friends.

You can drop the \$5 to Tammy @ 1221 Clipper Drive. Be sure to put your name, phone #, and address on the envelope. Feel free to call, text, or email questions to Tammy @ 985-710-8751 or email

blessedthankfulmom@hotmail.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 and enter flyer code RERJVZ.

Grass Cutting - there have been a number of complaints of commercial grass cutting on Sunday afternoons as members are trying to enjoy a day outside. Please instruct your grass cutter to not cut your grass on a Sunday. Your neighbors will appreciate it!

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:

New Members: Welcome to Cheryl Cangelosi Lot# 277 at 1413 Clipper Island Road!

Residential Construction Status

You may have noticed new construction on Lot 164. This is first new house in quite some time! We received plans for another house as well. 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.