



Clipper Estates Homeowner Association
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Clipper Estates Newsletter September 2014

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 are ready to start repairing the **canal bulkheads**. We have engineered stamped drawings that went out for bid to 5 contractors. We selected a contractor and have worked with the engineer and contractor to refine the bid. We have received financing from Gulf Coast Bank and we have purchased the empty lot. We have given the contractor 20% down to reserve a spot on his calendar during this peak part of the construction season.

Recall that the new canal design is to move the bulkhead on the SE side over 12 feet. We will grade the empty lot down so there is no need for a bulkhead on the empty lot on the NE side. We will use the fill from the empty lot to fill in behind the new bulkhead.

We will also repair the bulkheads on the **other side** of the road. Given that we only have 10 ft of room on the SW side the engineer is recommending we install batter pilings between the tieback pilings and the face pilings. Since the NW side has not yet failed the plan is to install a new bulkhead in front of the existing one with new tieback pilings.

We are using a stronger version of our new **vinyl bulkhead standard** for the bulkhead sheets. This is a flat vinyl bulkhead vs. the corrugated vinyl used in Vella Cove. This sheet is actually stronger than the corrugated sheet. All wood material in contact with water will be clad in vinyl.

We have a **new gate!** We have installed all new electronics, software, gate motors and the gates themselves.

The total cost of the bulkheads and gates is about \$600,000. We detailed the payment plan in our membership meeting on May 20. Your Board decided to raise the 20% down payment required by the bank with a \$300 onetime assessment. If you preferred to pay in 4 quarterly installments, the assessment is \$400. This was a onetime payment.

The bank will only give us a 5 year term on the loan. To raise the cash to pay the monthly payment on the loan we have raised the quarterly dues by a \$1 a day to \$90 more a quarter. This was effective June 1, 2014. This compares favorably with other gated communities on the North Shore with the \$22 waste removal deducted as most HOA's do not include waste removal.

Finally to conclude maintenance news, we repaired some **buckled concrete** on Cutty Sark and filled in a few **pot holes**.

Finance

Renaissance is actively working through members who are not current on their assessments. We have collected 95% of our membership. This collection process begins with certified letters, 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.

Community / Social News

Renaissance continues to receive many complaints about dog owners who do not clean up after their dogs while walking. This is very unsanitary and unsightly to see in your front yard. Simply carry a grocery bag and please pick up your doggy doo!

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.

Social Committee- If anyone is interested in planning and organizing social events for Clipper Estate residents, please send your name to cabarber@me.com or call 985-285-2440.

Swimming & Estate Sales

This is a reminder that our liability insurance company **does not allow swimming** in the lakes and canals. Not only is it hazardous due to boat traffic there have been numerous sightings of alligators and most recently bull sharks. Please do not allow your children or their guests to swim.

There was a recent **estate sale** that really clogged up the streets. Although we prohibit garage sales except for the once a year neighborhood garage sale, we understand the need for an occasional estate sale following a death in the family. Be considerate and contact Renaissance to provide a **sheriff detail** to direct traffic and insure there is parking on one side of the street only.

Architecture Review Process

Please remember that **all outside construction needs to be approved** by our Architecture Review Committee. There have been several members who have not done this and in one case, the work had 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. You will start seeing signs in the yards of homeowners who have received ARC approval so it will be very apparent who has not.

New Members

The **Welcome Committee** continues to greet new neighbors to 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:

Zola and Lamie Ndandu at 1181 Clipper Dr.
Joe Lafave at 1407 Royal Palm Dr, Unit B.
William and Sharon Johnson at 1263 Cutter Cove
Michael Broyard Jr at 1413 Unit B Royal Palm Dr
Jonathan and Lauren Faust at 1508 Cutty Sark Cove
Beth Conyers & Wayne Jablonowski at 1617 Cuttysark

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.

Clipper Estates HOA Board of Directors

Carol Barber, Scott Bourgeois, Kyle Bowser, Jim Langendonk, Mark Poole, Pat Walsh