



Clipper Estates Homeowner Association  
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## Clipper Estates Newsletter December 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](mailto: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 well underway repairing the **canal bulkheads**. The first bulkhead wall is complete and ready for backfill. We added fixing the large wing walls to the project because they are in such bad shape below the water line. This increases the total cost but now all the structures will be new with new vinyl sheeting, new tie rods and new tie back pilings.

The new gate is installed and working. We went through a learning curve on stopping before the gate to open it on the exit side. We installed a sign showing where to stop. Your remote works at the kiosk so if you get to far away from it, the remote will not work. Please call Renaissance with any gate issues.

The gravel **parking lot** next to the old office at 1299 Clipper has been removed. We will plant that area with grass as soon as possible.

We authorized the repair of about 100' feet of **curbing**. We will continue to do this as needed.

### Finance

Renaissance is actively working through members who are not current on their assessments. We have collected 94% 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.

### Annual Meeting

We held our annual meeting on December 3rd but did not have a quorum of 25% so we could not conduct the annual election. We have scheduled another election meeting on January 21, We need an additional Board Member nominee for the Multi Family area (Royal Palm) and a Board Member nominee for the Lake Bottom area. Please send the name and address of nominees to Renaissance by January 16<sup>th</sup>.

### Community / Social News

Our recent Christmas party at the Tammany Yacht Club was a success with over 80 in attendance. Thanks to the Social Committee for all their hard work, to Lester Boos and Pat Walsh in costume as Santa and his helper Elf and to Bryan Fassbender for doing a great job as DJ.

**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.

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!

### **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](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:

Angela and Rob Keister,  
Bruce and Jill Campbell  
Amie and Ovid Davis at 1169 Clipper  
Bill and Nancy Woolford at 1181 Clipper  
Milton and Kathy Briant at 1418 Royal Palm

### **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