



Clipper Estates Homeowner Association
PO Box 3190
Slidell, LA 70459
985-624-2900
info@renmgt.com

Clipper Estates Newsletter June 2015

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 on the last Thursday of the month this last quarter at the Tammany Yacht Club at 6:30 pm. Meeting notice dates are posted at the front entrance gate. Our top priorities continue to be Maintenance and Finance.

Traffic on our Nextdoor website (see below on how to join) made us realize that some of you are not aware that your fellow neighbors are volunteering their time to serve on the Board. We became completely independent from the developer in January 2013 via an election. Elections are held every year to replace departing Board members. We strongly encourage those of you who have expressed concerns about current management to attend Board meetings or even better, replace us on the Board!

Maintenance

We are well underway repairing the **canal bulkheads**. One side of the road has been completed except for final grading and grass planting. We are approaching 75% completion of one of the bulkheads on the other side of the road. With 17 lost work days due to rain in April and more lost in May, getting this work down has been a challenge. Another constraint is the lack of space to pile the dirt. The job is being done in sections so dirt can be refilled before starting another section. Also, the concrete poured over the tie back pilings has to set for a week before back filling.

The last support piling going across the bulkheads will be removed the first week of June. The contractor will move the barge he is working from into the lake on Friday's so the **canal will be opened** on the weekends. Hopefully, the weather will cooperate and we can get the project done soon. That said, please remember this situation has existed for 9 years with the canal closed once before.

We authorized 168' feet of **curbing** and the installation of speed bumps near the gate entrance and exit. With the weather and it being a small job, we were having trouble getting the work done. We found another contractor and we hope this will be done by the time you receive this newsletter.

There have been numerous complaints about **speeding** throughout the subdivision. The speed limit is **25 mph**. We are installing speed bumps near the gate entrance and exit. We are also installing them on either side of the bridge over the canal. Please be mindful of your speed!

The **gazebo** at the entrance to Vella Cove has serious damage to the supports. We decided to tear it down rather than repair it.

We hired a new waste management company, **Team Waste**. The price was a little less and we get recycling on Wednesday's. Service started on June 2 and will continue on Tuesdays and Fridays.

A **sink hole** developed near the bridge and two **road panels** have to be replaced. We received bids and selected a vendor who is targeting the repair June 26. There is some settling on the other side of the road as well that we will repair as soon as this repair has been completed and cured.

Compliance / Finance

Renaissance inspects the neighborhood once a week looking for **violations** to CC&R's. They will send out a certified letter when they see a violation like a trailer or RV parked on the property, unkempt gardens, unapproved construction, etc. This quarter they have sent out 42 **violation letters**. If that does not work, they will start fining the property owner. If that does not work they place a lien on the property. To date, they have attached 38 **liens**. Many times, this corrects the problem. If a lien still does not fix the violation, they go to court and obtain a judgment. Wages can be garnisheed or property seized to satisfy the judgment. To date, 14 **judgments** have been obtained.

Please note that no vehicles are allowed to be **parked** on the street accept for during a special event or **off the paved** area (no parking on lawns!) of any residence property and that doing so will result in a fine or a lien being assessed. If you are hosting a party or special event request your guests park on one side of

the street preferably the sidewalk side if possible. This allows traffic to flow in and out of the neighborhood including emergency vehicles without creating a bottleneck. Please notify Renaissance if you have a need to park your RV or trailer for a limited time to avoid fines.

Renaissance has been actively working through members who are not current on their assessments. They raised our collection rate from the low 80's to 94% of our membership's assessments. This has more than paid for their services. We have included our **financial statement** for your review.

Community / Social News

The Social Committee hosted the **Clipper Family Luau** at the North Shore Beach Fire House on Friday, May 22 from 7-10 pm. A special "thanks" goes out to the members of the Social Committee who worked hard to make this event a success. The dishes provided by the members and pulled pork were abundant and delicious. The Line Dance instructor and DJ were outstanding and the kids enjoyed the Limbo Contest.

To make sure everyone was notified of the Luau, we posted signs at the front entrance, included the information in mailings, posted the event on Nextdoor and handed out flyers door-to-door. Unfortunately due to vacations, graduations and other events scheduled over the Memorial Day weekend, our attendance was low. Since the last two social events **have not been well attended**, we are in the process of evaluating whether to continue or suspend these events.

Construction was approved for a new home on Regatta. Two of the new lots in **Phase 6** were sold and construction is planned soon. Another set of plans was received on Vella Cove and are under review.

The 2015 **Flag Lease Program** is being conducted by the Slidell Northshore Rotary Club. This is a program where flags are placed on the lawn of a homeowner near the mailbox and flown on 5 special occasions: Memorial Day, Flag Day, Independence Day, Labor Day, and Veteran's Day. They are placed on Friday, and removed on Tuesday, weather permitting. See the enclosure for more detail on how to sign up.

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.

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. 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 have seen 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:

Troy Benoit and Lorie Duval at 1419D Royal Palm
Jeremiah and Catherine Scott at 1109 Clipper Dr
Colleen Carroll at 1466 Royal Palm
Karen Yagel at 1435 Royal Palm Dr

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

Kyle Bowser, Glenn Clements, Brandi Dalton, Jim Langendonk, Mark Poole, Pat Walsh