



Clipper Estates Homeowner Association  
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## Clipper Estates Newsletter September 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](mailto: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.

### Maintenance

We have finished repairing the **canal bulkheads**! We replaced 3 bulkheads and all four wing walls. Where needed, we filled rock in between old walls and new ones to above the high water line. We also filled in scour holes under the bridge along the sides with rock. This was a huge project and it is good to see it finally behind us. Those of us who have lived here awhile have been looking at this mess for almost 10 years. We have planted sod on three sides and should have the fourth side (empty lot) done by the time you receive this.

We authorized filling small holes and cracks again in our roads and that work should be completed by the time you receive this. This will help maintain our roads especially through the cold and wet months when water damage occurs.

Four more panels of road replacement have been authorized near the bridge. We have been waiting until the bulkhead construction is completed to schedule that work. We will have that work completed by the end of October.

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

### 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 66 **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 2 **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, 9 **judgments** have been obtained.

### Annual Meeting

We will be scheduling our annual meeting for late November or early December soon and will hold the annual election for new board members and new parcel representatives. Please let Renaissance know if you are interested in running for either position by November 15.

### Community / Social News

The Social Committee has decided to not host any additional social events this calendar year. The events so far in the past months have been lightly attended except for the one on the green spaces or empty lots. We may schedule something like that again in 2016.

**New home construction** requests continue to come in! Look for several new houses going up in our neighborhood.

**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!

St. Tammany Parish has a disaster alert system that they want to test in our area. If people want to sign up, which we strongly recommend, they need to go to the following website:

- [www.stpgov.org](http://www.stpgov.org), then select "Alert: St. Tammany sign up"
- Must have a St. Tammany address.
- Can sign up for phone and e-mail alerts.
  - The site is secure so people should not worry that their personal information will be disseminated.
- All landlines are currently in the system, but if you are like us where the landline is dedicated as our Fax line, you should sign up your cell phone.
- Those who don't have a landline should sign up their cell phones.
  - If you have both, St. Tammany alerts will contact your landline and your cell phone.
- You can also sign up for e-mail alerts.

If there is an evacuation order for hurricanes or some other natural disaster or general emergency, this is how the parish will contact everyone.

Homeland Security would like to get an idea of how many special needs people we have in the area. There is no pre-registration for the Special Needs Shelter in Slidell, but there are specific criteria that have to be met before admission to the shelter is allowed. Further information on the criteria will be forthcoming, but if people want to call about this, the number is **985-898-3074**.

The **St. Tammany Parish Levee, Drainage and Conservation District** (St. Tammany Parish Levee Board) meets at 6:00 pm the third Wednesday of each month and the meetings **are open to the public**. The location alternates between the Tower's Building 5<sup>th</sup> floor at 520 Old Spanish Trail in Slidell or the Council Chambers at 21490 Koop Dr. in Mandeville. Next meeting dates and locations:

- October 21, 6:00 pm (Koop Drive, Mandeville)
- November 18, 6:00 pm (Tower's Building, Slidell)
- December 16, 6:00 pm (Koop Drive, Mandeville)

#### **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 Elaine Mercer ([ecmercer0712@gmail.com](mailto:ecmercer0712@gmail.com)) or call 985-201-8298. New neighbors will be greeted with a small gift and welcome letter. We would like to welcome:

Bobby Scharfenstein, and Bryan Underwood, 1142 Clipper Dr.  
Mike and Leah Vinsanau, 1048 Clipper Dr.  
John and Sandra Heffner, 1217 Clipper Dr  
Zola and Lamie Ndandu at 1181 Clipper Dr.  
Aline and Joseph Vitale 1681 Vella Cove\* (new address)  
Phillip Epling-and-Ryan Porche, 1475 Royal Palm Dr  
Joe and Alisa Jackson, 1514 Royal Palm Dr  
Libby Schayot, 1429 Royal Palm Dr.  
Rob and Sharon Devun, 1463 Royal Palm Dr  
Gary Daigle and Tina Cortez, 1351 Cutter Cove & Lot 98A  
Alice and Larry Shoults 1181 Clipper 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