



Clipper Estates Homeowner Association
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Clipper Estates Newsletter December 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.

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 all 4 sides.

Four more panels of **road replacement** were replaced near the bridge. We have been waiting until the bulkhead construction is completed to schedule that work. We also repaired a **sunken portion** of Cutter Cove just past Cutty Sark Cove. We have estimates for repairing the sunken portions of Cutty Sark Cove and will budget for repairing those low spots as well as repairing **more curbing** in 2016.

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 52 **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 12 **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 garnished or property seized to satisfy the judgment.

Annual Meeting

We scheduled our annual meeting for December 3rd to hold the annual election for new board members and new parcel representatives. We did not get a quorum of 25% and will reschedule the meeting for Thursday January 28th at our regular Board Meeting. Please let Renaissance know if you are interested in running for either position by January 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! Construction has started on 3 new homes. 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 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!

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 5th floor at 520 Old Spanish Trail in Slidell or the Council Chambers at 21490 Koop Dr. in Mandeville. Please see the enclosed Flood Committee update.

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) or call 985-201-8298. New neighbors will be greeted with a small gift and welcome letter. We would like to welcome:

Eileen and Edward Oltmann 1437 Royal Palm Dr.

Sylvia Mallett 1177 Clipper Dr

Patrick and Anna Espinoza 1005 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