

**CLIPPER ESTATES MASTER HOMEOWNERS  
ASSOCIATION, INC.  
PO Box 3190, Slidell, LA 70459  
Quarterly Newsletter  
June 1, 2014**

**News from your Clipper Estates Board of  
Directors**

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 nearly 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. Although that continues to be a work in progress we have a good idea of the final costs. We have applied for financing and we have signed a purchase contract for the empty lot. We have given the contractor 10% 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 10 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 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.

Your Board has approved a **new gate**. The first step was constructing a new keypad kiosk from

brick. We will install all new electronics, software, gate motors and the gates themselves. Our existing remotes and gate codes will still work.

The total cost of all these infrastructure projects 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 one-time assessment. If you prefer to pay in 4 quarterly installments, the assessment is \$400. This is again, a one-time 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 is effective June 1, 2014. Once you deduct the \$22 a month waste removal fee, this compares favorably with other gated communities on the North Shore.

**Finance**

Renaissance is actively working through members who are not current on their assessments. We have collected 93% 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!

Come by boat or car and join the fun at our upcoming **“Rock at The Dock”** Clipper gathering on Sunday, June 8<sup>th</sup> from 2 until 6 pm. Enjoy music and meet your neighbors. Please purchase all food and beverages from The Dock.

**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: [clipperstates.nextdoor.com/join](http://clipperstates.nextdoor.com/join) and enter flyer code RERJVZ.

### **Architecture Review Process**

This is a reminder that **all outside construction needs to be approved** by our Architecture Review Committee. There have been at least 3 members who have not done this and in one case, the work has 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 lot owners 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:**

- Scott & Teresa Harris at 1438 Royal Palm Dr,
- John & Tara Antoine at 1515 Royal Palm Dr,
- Aline & Joseph Vitale at 1463 Royal Palm Dr,
- Mitzi & Tim Lonergan at 1536 Cuttysark Cove
- Teresa H. Hightower at 1516 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.