

**CLIPPER ESTATES  
MASTER HOMEOWNERS' ASSOCIATION  
1303 CUTTER COVE  
SLIDELL, LA 70458  
985-643-9868  
clipperestates@aol.com**

April 17, 2006

Dear Resident:

I would like to thank all the residents who have paid their quarterly dues and hurricane assessment. The time frame for the 2<sup>nd</sup> quarter dues as well as the hurricane assessment has been extended to April 30, 2006. Listed below is an update on each item covered by the hurricane assessment and their associated repair schedule.

1. Entry System- New pedestal will be installed and operational within the next few weeks. The gates will be temporarily closed from 7pm to 5am and the old "clickers" will be able to operate the entry system. Another feature includes cameras that have been added to our entry system.
2. Entrance Gate- The iron work attached to the fence as well as the entry walkway has been repaired. Painting and minor patchwork will be completed once the gates are fully operational.
3. Vela Entrance- The homeowner next to the gate has recently completed repairs to their roof. We have begun gathering prices and lining up subs to repair the entrance way. The gate was covered by an insurance policy, so a majority of the repairs should be covered by insurance proceeds.
4. Curbing- To replace all the missing or badly damaged curbing throughout the entire subdivision. The Maintenance committee will be taking the lead on this issue to develop a time frame and a scope of work to be performed.
- 5/6. Storm Cleanup/Street Repairs- Immediately after the storm several areas in the subdivision had several feet of debris scattered all over including right of ways, park sites, medians and several entrance ways. The debris with help of FEMA, seems to be clearing out. Please keep in mind that at this point it is each homeowner's responsibility to clean up their lot/property. Do not place debris on property that you do not own! Visit our website in the Homeowner's section for more details concerning debris pickup.
7. Street Signs- All signs in the subdivision are going to be replaced with one central theme within the next 4-6 weeks.
8. Bridge/Bulkhead repairs- The bulkhead repairs at the bridge will be repaired by the HOA once all the legal matters have been cleared up between the current homeowner and the former developer. We are working with both parties to settle this issue. The repairs will begin immediately after all legal matters have been resolved. With the assistance of several Clipper residents, we are developing an engineered approved plan to repair the bulkhead and to minimize the chance of the same thing happening again. The main thing for our community is for everyone to work together to get the waterway opened!

9. Gazebo @ Vela Cove- Has been ordered and was covered by insurance. Expected installation is within 10-12 weeks.

Please keep in mind that the storm assessment is a one time fee to cover and improve items that were damaged by the hurricane. If you cannot afford the entire assessment at one time, please send the HOA a letter explaining your proposed payment plan. Don't forget to visit our website: **[www.clipperstates.com](http://www.clipperstates.com)**, for all current information pertaining to the subdivision and the surrounding areas.

Thank you for your time and cooperation,

Joseph S. Tufaro  
Declarant, Clipper Estates Subdivision