



Clipper Estates Homeowner Association
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Clipper Estates Newsletter September 2019

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 every other month at the Tammany Yacht Club at 6:30 pm. Meeting notice dates are posted at the front entrance gate. The next meeting is October 21.

Maintenance

We replaced the **bulkhead** on the greenspace next to the exit of the subdivision on the right. We also installed **new bulkhead** on the greenspace on Royal Palm with all the palm trees due to erosion on both sides. We did an underwater **dive inspection** of the canal under the bridge on Clipper and discovered one area of scouring we will fix. The **speed bumps** on the bridge will be replaced with sectional material that will wear better. We are finalizing estimates to update the **front entrance landscaping** and signage. We added a **backup battery for the gate** so it will operate when we lose power. We are getting quotes to replace the fencing around the AT&T station on Clipper. We are also repairing **broken drainage pipes** as we can throughout the subdivision. Finally, we updated the Clipper Estates **website**. We are planning to do **one major maintenance** job a quarter.

Dumpster Cleanup Day

We are scheduling a **dumpster cleanup day** on **October 12 & 13**. The dumpsters will be located in the AT&T area where there is off street parking. Please do not park in the street! **Prohibited material** includes tires, paint, chemicals ... See the flyer attached. We will schedule another one next year if this goes well.

Speeding

There have been numerous complaints about **speeding** throughout the subdivision. The speed limit is **25 mph**. **Police details** will continue. Note that tickets written in the subdivision must be paid in person and cannot be mailed in.

Compliance / Finance

Renaissance **inspects the neighborhood** once a week looking for **violations** to CC&R's. They will send out a warning letters 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 **57 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. This past quarter, they have attached **18 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.

Renaissance and members of the Board will continue **backyard inspections** from the water this quarter looking at landscaping that is lacking or not being maintained in addition to bulkheads, improper storage and other compliance issues.

A **new Compliance process** with increased fines has been developed. Some members simply ignore the fines. The new process will **increase the fines** and will make it a lot harder to ignore. That process is attached.

A copy of the **balance sheet** is included with the newsletter.

Flood Protection

At the recent Levee Board Meeting on September 18th, an **update** was provided by John Faust and Don Lancaster regarding the St. Tammany Parish **Coastal Study** and storm surge modeling for the east part of the parish. The new Water Resources Development Act of 2016 (WRDA Bill) providing **funding for a feasibility study** by the U.S. Army Corp of Engineers was discussed as well as questions regarding to duplication of studies. Upcoming **Levee Board meetings**:

- Wednesday, Oct. 16th, 6:00 pm, Towers Building 5th floor in Slidell
- Wednesday, Nov. 20th, 6:00 pm, Koop Drive Council Chambers in Mandeville
- Wednesday, Dec. 18th, 6:00 pm, Towers Building 5th floor in Slidell

For St. Tammany Levee, Drainage and Conservation District agendas, minutes and other information, go to www.stldcd.com.

The Louisiana Watershed Initiative providing 600 million in Community Development Block Grant Mitigation funding for Louisiana seeks public input and comments at a **meeting on Oct. 29th**, 6:00 pm, Council Chambers on Koop Drive in Mandeville.

Community News

New home construction requests continue to come in! Construction has started on several new homes. Look for several new houses going up in our neighborhood. We have a new **construction guidelines** process to monitor and inspect homes during construction. Included with this news letter

Nextdoor Clipper Estates is a private online website that many of your neighbors have joined. To accept your invitation to join and help us build a better neighborhood visit: clipperestates.nextdoor.com/join and enter flyer code RERJVZ.

Please do not allow your **grass cutting** service to cut on **Sundays**.

Renaissance continues to receive many complaints about **dog owners** who do not clean up after their dogs while walking. Simply carry a grocery bag and please pick up your doggy doo!

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 Clements (ecmercer0712@gmail.com) or call 540-525-5111. New neighbors will be greeted with a small gift and welcome letter.

Social Committee

"Save the Date" for the upcoming Clipper Estates **Christmas Party** at the Yacht Club on **December 6th** from 7:00- 10:00 pm. The Social Committee is meeting to finalize plans, but the location and DJ (Rockin' Rob) are confirmed. We will also collect Toys for Tots.

If anyone is interested in joining the Clipper Social Committee please contact a board member or Carol Barber at 985-285-2440.

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.

Trash Pickup

There have been some questions about what the trash contractor will pick up. They will pick up items that are **bundled in 4'** or less sections or bagged items. Loose branches and debris will not be picked up. Also, they **do not accept glass items** in the recycle bin. Items from the recycle bin are wind blown around the neighborhood frequently. Bag your recycle with kitchen trash bags or put heavy items on top to prevent this.

David Epstein, Kimberly Greenwell, Jim Langendonk, Renee Marques, Bob Nuss, Wendy Quillen