



Clipper Estates Homeowner Association
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Clipper Estates Newsletter July 2021

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 and Parcel Representatives began meeting in person again on May 27th.

Maintenance

New **gate motors**, control arms, and controls were installed at the front entrance. We should see improved reliability as a result. We also installed **new DVR and cameras** at the front gate. We installed a new DVR and **cameras** at the entrance to **Vela Cove**. Waiting on electricity to install a new DVR and **cameras near the roundabout**. Filling road **cracks and curb repair** were completed. We replaced street **panels on Cutter Cove**. We ordered **street cleaning** especially near construction. We will charge the new construction homeowners for cleaning. We are picking up **trash along the canals** twice a year. We are **replacing the signage** at the front entrance and throughout the subdivision. A new **window sticker** system to replace the clickers has been installed and is being rolled out. We are planning **bulkhead repair** on 2 green spaces in the subdivision. We are planning to do at least **one major maintenance** job a quarter.

Security

We started **overnight security** using the **St. Tammany Sherriff** department off duty sheriffs. There has been **one arrest and multiple stops** of suspicious people. This was started last April due to the rash of car break-ins throughout the area. We discussed a guard shack but not only is this cheaper, it is more effective with the constant patrolling including almost immediate response to a 911 call.

Speeding

We continue to have 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 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 **72 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 **6 liens**. Many times, this corrects the problem. If a lien still does not fix the violation, they **go to court** and obtain a judgment. Last quarter **5 suits** were filed for delinquent dues and or violations. 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 has **increased the fines** and will make it a lot harder to ignore.

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

Clipper Estates Website

There is a **wealth of information** on the Clipper Estates **website** located at <https://clipperestates.com/> Under the Homeowners Association tab are Newsletters, Maintenance, HOA phase declarations, design documents, compliance process documents and the current Board Members and Parcel Reps.

Flood Protection

Unfortunately, the draft report of the USACE St. Tammany Feasibility **Study was not favorable** to our area. Similar to USACE recommendations in the past, the report recommended **the elevation** of about 400

homes in the Eden Isles area. According to USACE, the cost benefit ratio to provide structural flood protection was cost prohibitive.

The **Louisiana Changes to Taxing Authority of Levee Districts Amendment** will be on the October 9, 2021 ballot. A “yes” vote would support authorizing any Levee District created between January 1, 2006 and October 9, 2021 the ability to levy a property tax of up to 5 mills (\$5 per \$1000 of assessed value).

The next scheduled Levee Board Meeting is July 21 at 6:00 pm. The location is the Parish Council Chambers, 21490 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.

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 Michele Brugmann (michelebrugmann@yahoo.com). New neighbors will be greeted with a small gift and welcome letter.

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.

Clipper Estates HOA Board of Directors

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

Clipper Estates Parcel Representatives

Kyle Bowser, Glenn Clements, Kathy Hahn, Dawn Tupper