



Clipper Estates Homeowner Association
PO Box 3190
Slidell, LA 70459
985-624-2900
info@renmgt.com

Clipper Estates Newsletter December 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 but stopped as cases rose in the early fall.

Maintenance

We installed electricity to install a new DVR and **cameras near the roundabout**. That will be **three locations with new cameras**, license plate readers and DVRs. The front entrance, the roundabout and Vella Cove entrance. Filling road **cracks and curb repair** were completed. We are **replacing the signage** at the front entrance and throughout the subdivision. It has taken some time to find a vendor. We installed **flexmat** along the canal by the bridge on Clipper Dr to **stop erosion** and are planning on installing it in 2 more green spaces in the subdivision. One on **Vella Cove** near the entrance and the other on **Cutter Cove**. There are **7 low lying** road locations we have scheduled to be raised with **foam**. There is a **sink hole at the bridge** where the sloping wing wall meets the concrete bridge structure. We will fill the area with foam soon and do the same with the other two corners. We **hired divers** to do an inspection of the bridge and it is sound. **Vella Cove** fence repair and paint is planned. We are planning to do at least **one major maintenance** job a quarter. Go to the **Clipper Estates website** at <https://clipperestates.com/> to see the complete list of maintenance items the HOA has done in recent years. Click on Homeowners Association and then Maintenance.

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.

RFID Car Window Gate Stickers

A new **window sticker** system to replace the clickers has been installed and is being rolled out. To receive yours email info@renmgt.com. Install them **top left** of your windshield below any tinting. Slow down near the **kiosk and the reader** on the tall stand there will detect the sticker and open the gate. We obtained 600 and are limiting them to two per household for now. The first two are **paid by the HOA**. You can purchase additional stickers soon. The **gate codes** still work. We anticipate turning off the clicker system early 2022.

Annual Meeting

We will hold an in person **annual meeting and election in March** assuming the covid and flu season is abating once people get back outdoors. A mailing providing election details will be sent a month or so before the meeting.

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.

Emails

Renaissance is going to start **using emails** for billing and correspondence like the newsletters. Mail service continues to be slow and unreliable. Please provide Renaissance your email by emailing info@renmgt.com with your name and street address.

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. Fines have been increased to make ignoring the violation pricey. 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.

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, Amendment No. 3 to fund our Levee Board **failed** both statewide and parish wide. It **did pass** in our Precinct 911 with an approximate 60% vote as well as 4 other precincts. Several people have commented that the language/wording of the Amendment was **confusing**. The next opportunity to provide funding for the St. Tammany Levee. Drainage and Conservation District is **next spring** and will not require statewide approval. The consequences of not funding the Levee Board include the potential loss of all federal funds allocated for flood protection projects due to no matching funds or maintenance funds.

The next **Levee Board Meeting** is 6:00 pm on Wednesday, December 15th at the Slidell City Auditorium. The January meeting will be held in the Council Chambers on Koop Drive in Mandeville on Wednesday, January 19th at 6:00 pm.

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.

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.

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