



Clipper Estates Homeowner Association
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Clipper Estates Newsletter June 2022

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. We have begun in person meetings beginning with the annual meeting. Quarterly in person meetings will be held ongoing.

Maintenance

We developed a **new landscape design for the front entrance** with a landscape designer. Plants and trees are being added. We **replaced the signage** at the front entrance and throughout the subdivision. **Flexmat** was installed along the canal by the bridge on Clipper Dr to **stop erosion** and installed in a green space on **Cutter Cove** with one more to go in the subdivision on **Vela Cove** near the entrance. A **sink hole at the bridge** was filled with foam and did the same with the other two corners. We are raising **7 low lying** road locations with **foam**. We ordered street **cleaning near new construction** and charge the homeowner as needed. The **streets are cleaned** in the whole neighborhood as needed. The **debris in canals** is picked up as needed. We are getting quotes for **fixing the stucco** at the front entrance. **Vela 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 continue **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 April 2021 due to the rash of car break-ins throughout the area.

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 on the **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.

Annual Meeting

We held an in person **annual meeting and election and** did not get a quorum. A second meeting is being scheduled. A mailing providing election details will be sent 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.

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 **87 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 **7 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 **1 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

Two meetings impacting our area took place on Wednesday, June 15th. FEMA conducted a meeting at the Council Chambers on Koop Drive. The meeting focused on **Flood Risk Reduction 2.0** and the expected increases to flood insurance premiums for policies renewing after April 1, 2022. Policy premiums will increase by 18% annually until the full premium is reached. Unfortunately, FEMA will not provide any information regarding the algorithm utilized to calculate the increases. In addition to the FEMA meeting, the monthly Levee Board meeting was held that evening at the Slidell City Auditorium with no new updates for our area.

The next **Levee Board Meeting** is 6:00 pm on Wednesday, July 20th at the Council Chambers on Koop Drive in Mandeville. The Finance and Project Committees will meet at 5:30 pm and the public is invited to all meetings. The August Levee Board Meeting will be held at the Slidell City Auditorium on Wednesday, August 17th at 6:00 pm. The Committees will meet at 5:30 pm. Please attend these meetings to stay informed.

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

Kathy Hahn, Dawn Tupper