



# THE LINKS NEWSLETTER



P. O. Box 681, LaPlace, La. 70069-0681

January 2008

**HOA Board Members:**

- Larry Clarke - President  
(985) 651-4070
- Barry Mader - Vice President  
(985) 651-8597
- Walter Prince - Treasurer  
(985) 651-9440
- Jackie Catalano - Secretary  
(985) 652-8197
- Melanie Brazil - Board Member  
(985) 653-8895

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**Committee**

**Chairpersons:**

- Park: Walter Prince  
(985) 651-9440
- Lake: Barry Mader  
(985) 651-8597
- Welcoming: Laurie Mader  
(985) 651-8597  
Dione Prince  
(985) 651-9440  
Melanie Brazil  
(985) 653-8895
- Social: Larry Clarke  
(985) 651-4070



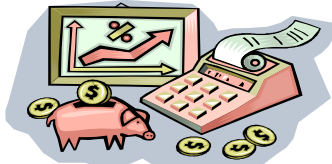
*Welcome to Our Neighborhood !!!  
Craig and Jacqueline Hays  
105 Glenlakes*

### Annual Fall Festival/General Meeting

The General Membership meeting was held on Saturday, November 3 in our park immediately followed by the Annual Fall Festival . A financial report was provided and discussed. Other issues discussed included an update on the lakes and aerators, covenant amendments, and speeding in the neighborhood. A petition was made available to sign asking the Sheriff's Office to enforce the speed laws in the subdivision. Homeowners were also given the opportunity to cast their vote for the 2008 Board. The Fall Fest included food & drinks, live DJ, police dog and space walk. Thanks to the Roussels for donating food. Congrats to the Washburns and Truehills on winning the door prizes.

### 2008 Board of Directors Elections

Votes have been cast and counted, and those elected to serve on the 2008 Board of Directors are Walter Prince, Barry Mader, Larry Clarke, Jackie Catalano, and Melanie Brazil. Positions were determined by the new Board and are listed on the left. Thanks to all who agreed to their nominations and to all who voted. Homeowners cast 41 ballots, which represents many more than in prior years, but is still less than 1/3 participation of all homes.



### DUES

**We ask all to please pay quarterly dues timely. Failure to do so causes increased costs to issue reminders and the Board to spend time that could be spent on more productive issues. Thanks to all who pay dues timely.**

### SUBDIVISION WORKDAY

A special Thank You to the following homeowners who donated their time to work on projects to beautify our neighborhood at the subdivision workday in October: Larry Clarke, Walter and Dione Prince, John and Alison Doiron, Renee Marchese, Barry Mader, Carroll and Elaine Weichers, Robert Figuero, Mike and Cecelia Enault, Melanie Brazil, Daniel Louque, Daniel Dumas, Beverly Dorsa and the Johnson Family. Much was accomplished including painting of signs, removing lettuce from the lakes, and weeding the play areas in the park. Future workdays will be planned.

### Typist Needed

The Board is looking for a typist for a one-time job to type the Declaration of Covenants, Conditions and Restrictions and associated amendments in Microsoft Word. They need to be typed exactly as they are currently formatted. A soft copy is required in order to more easily address amending them. While we would appreciate the donated time and talent of a homeowner to complete this task, paying for the service is an option. We ask that anyone interested please contact a Board Member.

If you have any announcements you would like to include in the newsletter, please contact a Board Member.



Belle Terre Links HOA  
Balance Statement  
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01-01-07 to 12-20-07

<u>Bal. Forward</u>	4,410.24
<u>INCOME</u>	
Dues/Late Fees	<u>26,054.66</u>
<u>EXPENSES</u>	
Bank Chrgs.	340.25
Off. Supplies	2,022.63
Postage	364.00
Printing	56.85
Prof/Legal	928.00
Liability Insur.	3,417.75
Grass Cutting	7,980.00
Front Ent.	131.73
Lake Park	2,942.75
Workday	265.38
Social Funct.	85.33
Utilities	1,676.25
Welcome Com.	1,579.62
	<u>53.49</u>
<u>TOTAL EXP</u>	<u>21,844.03</u>
<u>BALANCE TO-DATE</u>	<u>8,620.87</u>

### Mailbox Letter—Correction

A letter was recently distributed to all homeowners concerning the situation with the mailboxes and their height. An estimate from Redbird Aluminum was included as an attachment. We have since learned that some of the information has changed. The contact numbers are 985-359-1854 and (cell) 985-817-9579. They no longer offer to pick up or deliver. Homeowners can drop off boxes to them and for a charge of \$35.00, they will repair/raise/paint. There is a 1-2 day turnaround once dropped off. Their address is 690 Aline. If anyone would like more information, please contact Larry Clarke.

### UPDATE ON LAKES

The four aerators are now fully operational. Thanks to Barry Mader for all of his hard work. With the colder weather, our alligator issue should be put to rest until warmer weather in the spring. However, a note for the future, the alligators (including that large one) have never been caught, and we all need to be mindful of this when the weather warms. The back lake was successfully sprayed by a contractor to kill the water lettuce. The front lake may be addressed, although the problem is not nearly as bad as in the back and may get resolved with the colder weather. Much of the lettuce in the front lake was removed on the work day. All homeowners are encouraged to do what they can next spring to rake lettuce from the lakes as it begins to appear.

Speaking of water lettuce, the parish has been addressed with the issue of the dense lettuce in the canal in the back of the subdivision coming from Fairway Drive which is a major contributor to our problem. We addressed the issue as a drainage problem, and the parish has prepared a work order to address the problem. If they can eliminate the lettuce in the canal draining into our lakes, then this should greatly assist with the problems in our lakes.

The Board will soon accept bids for the grass cutting contract. Anyone who is interested in soliciting more information about the bid process may contact a Board member. There are specified areas of the subdivision that are to be cut. The contracted period is 2/1/08 - 1/31/09.

**Have a safe and Happy Mardi Gras!!**

### ARCHITECTURAL REVIEW REQUIREMENTS

Please submit all plans for new construction or improvements to the Architectural Control Committee in care of:

Mike Brazil  
126 Oakmont  
LaPlace, La. 70068  
(985) 653-8895

For your convenience you can also submit this to any board member and we will see that it gets to Mr. Brazil

Also, please note that you have an obligation to St. John the Baptist Parish to obtain a building permit for any new construction or improvements to your existing property. For more information concerning the parish ordinances you can call (985) 652-9569.

New construction plans should include:

- House elevations showing front, rear & both sides of the structure. The elevations should show exterior wall materials, roof pitch from all angles & slab elevation in relation to street.
- Floor plans with living area & under roof area calculated on plans.
- Site plan showing lot dimensions, location & width of driveways & sidewalks, setback distances from the lot lines for the house, garage, patio, drive, sidewalk & any other ground improvements.
- Name, address, lot number & phone number of homeowner & the builder (if different).
- There is a \$200.00 architectural committee fee for new homes.

Existing homes must submit prior to construction:

- Location of improvements drawn on a site plan showing lot line setbacks.
- Materials to be used.
- Fences - materials, height & type.
- Bulkheads - materials, height & type.
- Additions - plans showing elevations, roof pitch & exterior wall materials.
- Above-Ground Improvements exceeding 3' height - precise dimensions & location on lot.
- Swimming Pools - type of pool & fencing.
- Name, address, lot number & phone number of homeowner.
- Any fee incurred will be passed on to the homeowner.