



THE LINKS NEWSLETTER



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

October 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

Committee

Chairpersons:

- Park: Vacant
- Lake: Barry Mader
(985) 651-8597
- Welcoming: Laurie Mader
(985) 651-8597
Dione Prince
(985) 651-9440
- Social: Larry Clarke
(985) 651-4070

- Call any Board Member or Committee Chairperson if you would



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.



Happy Halloween



4th Quarter Dues Waived!!

As a result of the hardships incurred by homeowners due to Hurricane Gustav, the Board of Directors have voted to waive the homeowner dues for the 4th quarter 2008. Dues will resume in January with 1st quarter dues for 2009.

Annual Fall Festival/General Meeting

The Annual Fall Festival and General Membership meeting will be held in our park on Saturday, November 1st. The meeting will begin at 11:00 AM and all are invited to attend the meeting to hear the latest about our subdivision and to provide an opportunity to bring your questions or concerns forward in an open forum. You will also have the opportunity to vote for the 2009 Board. The festival will follow and last until 3:00 PM with food, music, spacewalks, hayride and games for the kids. Kids are also invited to wear their Halloween costumes from the night before. Be on the lookout for the flyer outlining details.

2009 Board of Directors Elections

A nominations form is enclosed to nominate homeowners for the 2009 Board. Anyone nominated will be contacted to determine their interest prior to being placed on the ballot. A ballot of all interested nominees will be distributed later in October allowing households to vote for nominees they wish to serve on the 2009 Board. No more than 1 individual per household may serve on the Board at the same time. Nomination forms should be returned by October 20, 2008. If you have any questions, please contact a Board member.

Speed Bumps

Please remember to submit your vote regarding speed bumps in the neighborhood. Only about 15% of homeowners have responded with responses both for and against. This issue will be discussed at the upcoming general meeting.

PEST CONTROL PHONE NUMBERS

- Should you have a mosquito problem or want your area sprayed before an outdoor function. Call Mosquito Control (985) 536-6530
- If you spot an alligator, call Mr. Ricky Roussel - Alligator Control (985) 652-8380

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



Vacant Properties Update

The Board has been contacted by various homeowners lately in reference to multiple properties in the subdivision concerning issues ranging from high grass to potentially dangerous damage. There is an unfortunate reality that our neighborhood faces in that 4 homes are vacant as a result of foreclosures and 5 others are vacant for other reasons. With no daily oversight of these properties, some of the properties are allowed to progress to a position in which attention is required. The Board has been in contact with the appropriate parties in reference to the high grass and has contacted the parish concerning 1 vacant property with major damage from the hurricane. While on this subject, thanks go out to the Board members and homeowners who took the initiative to personally cut the lawns of some of these vacant homes.

Belle Terre Links HOA
Balance Statement

01-01-08 to 09-30-08

<u>Bal. Forward</u>	8,834.38
<u>INCOME</u>	
Dues/Late Fees	17,960.06
<u>EXPENSES</u>	
Bank Chrgs.	24.00
Off. Supplies	127.84
Postage	301.54
Printing	42.72
Acc/Cons/Legal	264.66
Liability Insur.	3,417.75
Grass Cutting	3,355.00
Front Ent.	199.85
Lake Park	920.99
Workday	67.44
Social Funct.	935.48
Utilities	2,000.74
Welcome Com.	20.56
<u>TOTAL EXP</u>	11,678.57
<u>BALANCE TO-DATE</u>	15,114.87

UPDATE ON LAKES

After persistent emails, the parish has sprayed the canal running from Fairway to Oakmont and into our back lake for water lettuce. The growth in this canal and subsequent seepage into our lakes has been a major cause of the lettuce problems in the past. Our lake shorelines are scheduled to be sprayed in the coming weeks.

Even with the highest water seen in years in this area during Hurricane Ike, there were no problems with the drainage through the lakes or flooding. A special thank you to those homeowners who assisted by cleaning the storm drains.

Gardens

The recent cool weather provides an excellent opportunity for all to work outside on our gardens. Let's take pride in our homes and our subdivision by working on our gardens and bringing color to our neighborhood. Don't allow the issues mentioned above to impact your interest in beautifying your own home.

We hope all homeowners have a great holiday season, starting with a Happy Halloween and ending with a fantastic New Year. Speaking of Halloween, the Links always has lots of participation of children trick or treating and homeowners handing out goodies. Participation last year was particularly good, with the streets filled with lots of kids having loads of fun. Please be mindful of this and ensure to drive especially careful. This event provides a good opportunity to get to know your neighbors.

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.