



# THE LINKS NEWSLETTER



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

July 2010

**HOA Board Members:**

- Larry Clarke - President  
(985) 651-4070
- JJ Milioto - Vice President  
(985) 652-1827
- Robert Figuero - Treasurer  
(985) 359-2185
- Melanie Brazil - Secretary  
(985) 653-8895
- Jackie Catalano - Board Member  
(985) 652-8197
- Floyd Truehill - Board Member  
(985) 653-9842
- Beverly Dorsa - Board Member  
(985) 651-6258

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**Committee Chairpersons:**

- Park: Vacant
- Lake: Barry Mader  
(985) 651-8597
- Welcoming:  
Dione Prince (985) 651-9440  
Beverly Dorsa (985) 651-6258
- Social: Larry Clarke  
(985) 651-4070

- Call any Board Member or Committee Chairperson to volunteer your talents.



**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 4th of July!!*

*Welcome to Our Neighborhood !!!*

*Paul & Kendra Naylor —145 Oakmont*

**Neighborhood Beautification**

During a recent Saturday workday, and on days leading up to and after that day, homeowners volunteered to complete numerous tasks to beautify our subdivision. The entrance gardens were spruced up with additional plants and flowers planted. New trees were planted in the common grounds on Portrush. The street signs in the neighborhood, many in desperate need of care, were painted. Work was also done in the plant to include the playgrounds. Thanks to everyone who

**Night Out Against Crime**

The Belle Links HomeOwners Association will be holding a night out against crime on Tuesday, August 3, 2010 at 6:00 p.m., in conjunction with the national night out against crime. It will be held on the common grounds at Glenlakes. There will be food and refreshments for all. We ask that everyone come out and join us in supporting this important event.

**Hurricane Season**

Hurricane season has started. Please help all your neighbors by remembering to secure playground equipment, trampolines, and any other item that can cause damage to a neighbors home. We also ask that you assist us in keeping the storm drains cleared of any and all debris to help with drainage.

**Recent Neighborhood Theft**

Recently the Sheriff's office has detained a couple of individuals that were caught stealing checks, credit cards, and other mail from some of our homeowner's mailboxes. We ask that you pay attention to your mailbox as well as those of your neighbor's. The Post Master recommends fixing broken doors on your mailboxes to reduce temptation. The magnets and pinchers can be found at Home Depot relatively cheap. The Post Master also said this is still occurring in St. John.



**IMPORTANT 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 the Sheriff's Office
- For burned out street lights, call Entergy – 800-968-8243

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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01-01-10 to 06-30-09

<u>Bal. Forward</u>	7,811.00
<u>INCOME</u>	
Dues/Late Fees	<u>14,094.24</u>
<u>EXPENSES</u>	
Bad Debt	1,681.25
Bank Chrgs.	4.00
Off. Supplies	792.80
Postage	44.00
Acc/Cons/Legal	137.80
Liability Insur.	2,089.50
Grass Cutting	3,410.00
Lake	61.08
Repairs & Maintenance	975.10
License & Fees	5.00
Welcom.Com.	102.39
Social Funct.	1,669.08
Utilities	<u>1,102.94</u>
<u>TOTAL EXP</u>	
	<u>12,074.94</u>
<u>BALANCE</u>	
<u>TO-DATE</u>	<u>9,830.30</u>

### Covenants, Conditions and Restrictions

The proposed CCR's that were mailed out last year have all been approved by the homeowners of Belle Terre Links per the By-Laws that govern the Belle Terre Links Homeowners Association. The amended CCR's will be distributed to all homeowners once they have been officially incorporated into the CCR's.

#### CCRs Reminder

**Letters were recently issued to numerous homeowners referencing CCR violations including street parking, lot maintenance, and properties in need of repair. While oversight does occur occasionally, all homeowners are asked to abide by the CCRs.**

**Sec 4.01 - Off-Street Parking: No vehicle may be parked on the street fronting any Lot on a regular basis or for an extended period of time. This restriction includes overnight parking. All boats, trailers and recreational vehicles shall be parked on each Lot behind a fence or in the garage so that they are not apparent from the street, lake, park or golf course.**

**An amendment to this section also requires there to be a hard surface on which to park these vehicles. We ask that all abide by the requirements to limit the parking of vehicles in the street and not to park trailers overnight where they can be seen.**

**Sec 4.08 - Garbage and Refuse: All lots shall be kept in a healthful, sanitary, and attractive condition. All trash, junk, and waste matter shall be kept in adequate containers and screened from public view. No lot shall be used for open storage of any materials or equipment except for normal residential requirements.**

**In essence, please take pride in the appearance of your home and surrounding property. If you have trash or other materials that are not pleasing to the eye or are cluttering up your property, please contain it properly, conceal it or remove it.**

#### Lake News

**Gator:** An alligator has been spotted moving from lake to lake across Glenlakes in the evenings. All homeowners are asked to be careful and are reminded that these animals are wild, can be dangerous and should not be fed.

**Fishing:** Just a reminder that fishing is allowed for homeowners only. But please remember that the fish are to be returned to the lake once they are caught.

### 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.