

The Lakes HOA Newsletter

November 2012



Usual homeowner turnout for annual HOA meeting

Three members of the Lakes HomeOwners Association Board presided over the 11 residents (representing seven households) who attended the annual HOA Meeting on Oct. 21st. Also in attendance was the area representative to the St. Tammany Parish Council, Maureen O'Brien.

Rick Bonaldi, HOA Board President announced his retirement. Additionally, he announced that Kim Sissell, Admin. VP, was also stepping down from the board. Bonaldi has served as board president for six years; Sissell has been on the board for two. Both were thanked for their service to the board and the HOA. Kathy Gibbs and Ken Lozano were elected to the board following the presenting of the new slate and a discussion about the process of electing new officers. Those present agreed that the nomination and election process could be improved upon, and the board agreed to take that under consideration.

Bill Phillips gave the financial report in which it was noted that the checking account has \$36K and the road repair fund has \$117K. Although we are in excellent financial shape this year, it appears that expenses will exceed income by about \$2,000. As this is less than 3% of the balance, it is within tolerable limits and should self-correct soon. The board will keep an eye on this to ensure that the HOA remains fiscally sound.

There was a suggestion from the homeowners to look into termite control for the gate house. The board has contracted with Sentricon for this service.

The top of the portico above the rear porch Gatehouse (the one that faces Longvue) is rotten and needs repair. Phillips has requested bids, but so far, no bidders have responded.

Regarding Hurricane Isaac debris pick up, the Board acted swiftly to get the debris removed inexpensively.

OTHER NEWS YOU CAN USE:

Being thankful for entrance repairs	2
Things that go bump in the night	2
Yard of the Month	3
Party in the GateHouse? Woo Hoo!	3
Chinchuba - It's not a Latin dance	3
HOA Financial Reports	4
Got time on your hands?	5

There was some disappointment expressed that the Parish did not fund this, but O'Brien explained that although the LHOA Board had applied to the Parish for removal and/or reimbursement, we did not qualify for either. Being a private housing area, we are ineligible for trash removal, and as Hurricane Isaac did not meet FEMA's reimbursement requirements neither the parish nor the LHOA board could be reimbursed.

The repair costs for the recent damage to the gatehouse and speed signs have been recovered from the van lines' insurance companies at no cost to the HOA or the homeowners. (This is not reflected in the financial report on page 4, as it occurred after the report's timeframe.)

Projects were discussed and plans for 2013 were reviewed. The security cameras were discussed, and the ongoing, never-ending repairs to the gatehouse were explained. Repairs to the entrance roadway, speed bumps on the various streets and the Chinchuba Board activities were discussed and are presented in more detail on page 2 of this newsletter.

As noted in the Spring/Summer Newsletter, The Lakes will move to a single trash pick up [Continued on page 4, see **HOA Meeting**]

Use Thanksgiving to be thankful for entrance repairs

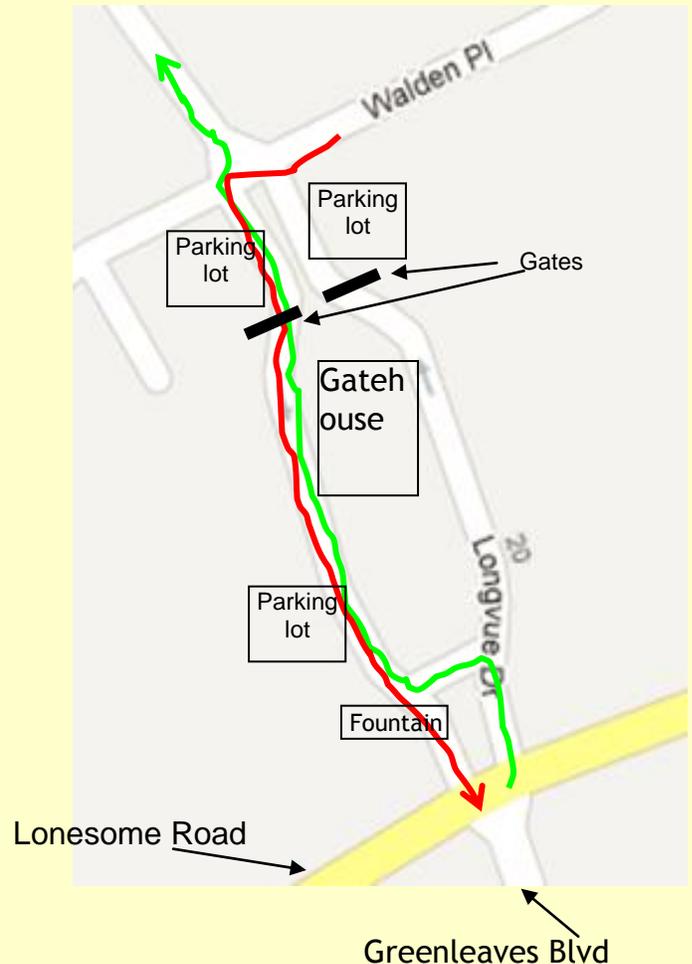
Repairs to the roadway at the entrance to the Lakes housing area will begin on Saturday, Nov. 17th and are planned to be finished by Sunday, Nov. 25th. The repairs are necessary as tree roots are pushing the faux cobblestones up and creating a road hazard.

During the work, all vehicles will **enter and exit** the Lakes via the exit route on the WEST side of the Gatehouse (on the right as you exit; on your left as you enter. See diagram.) Signs will be posted to help drivers remember the route, but please understand that there will be times when drivers will need to 'take turns' using the route. Try to maintain your cool, be patient, and remember, that unless it is a case of life or death, you can probably wait a few minutes.

Obviously, despite the lines in the diagram, simultaneous, two-way traffic will not be possible, nor do you need to continue down Longvue or start from Waldon East, but this should give you an idea of what to expect. Just don't drive like the squiggly line looks.

You CAN use the parking areas before and after the gate to get out of the way for oncoming traffic.

Thanksgiving week was chosen for the repair as there will be no school buses coming in and out of the Lakes.



Things that go bump in the night (and sometimes in the daylight, too)

No, this isn't a report on Halloween activities, though this reporter understands that candy and a good time were had by all on that spooky evening. It is a report on speed bumps.

Before and during the LHOA annual meeting, several homeowners vigorously expressed the need for more speed bumps. The board advised that the LHOA will purchase standard, pre-fabricated speed bumps; the installation will be carried out in concert with the entrance road repairs.

The speed bumps will have reflective stripes, but this will likely be ineffective for nighttime walkers/runners, as walkers don't have headlights. Carrying a flashlight may prove to be a solution. This also makes it easier for oncoming cars to see walkers/runners after dark.

Lastly, a bike path into the Lakes entrance was suggested, but appears to be unfeasible due to the cost of such a project.

Yard of the Month...

The November Yard of the Month goes to 8008 Casey Court, Allen and Karen Ronquillo. Congratulations! And thanks for making our corner of the earth a little more beautiful. (Your Editor has observed that as of early November, there is only one house for sale in the neighborhood. That's a very good sign! It shows that people like living here in the Lakes where we have great neighbors!

Party in the GateHouse?



Woo Hoo!!

Having a party for more than your house can hold? Remember, all residents may use the gatehouse for free once a year for parties of less than 100 guests. For children's parties, the maximum is 50 children and at least one adult for each 10 children. For minors aged 11 and up, if the party has 30 or more attendees, a security guard must also be on duty. For reservations contact Candy Fitch, 626-7879. Usage is on a first come, first serve-basis.

Use of the gatehouse is restricted to private parties or to meetings of non-commercial/nonpolitical organizations; the person who reserved the gatehouse MUST be present throughout the event.

Before using the gatehouse, you will need to sign a liability waiver and pay a \$50 non-refundable cleaning fee and a \$200 refund-able damage/extra cleaning deposit. If you have already used your freebie for the year, you will also need to pay a non-refundable usage fee of \$75. Usage fees pay for utility costs and supplies such as soap and other cleaners, paper products, etc.

If the facility is clean and undamaged, the damage deposit will be refunded when the key is returned to Cathy Fitch.



Chinchuba – It's not a Latin dance

The Chinchuba Lake, LLC is a six-member board (three each from Audubon Lake and The Lakes housing areas); both organizations contribute funds for lake maintenance and to control unwanted vegetation.

Although he has resigned from the LHOA board presidency, Rick Bonaldi has agreed to remain on the Chinchuba Lake, LLC Board with Tom Ballantine and Bill Phillips as our representatives.

In the past year, the Chinchuba board has brought the unwanted vegetation problem largely under control, resulting in a beautiful, clear lake which can be enjoyed by all residents. The board also initiated a project to replace the lake water level control system, which had corroded to the point that it was inoperative and unrepairable.

The new system will allow lake level to be lowered when there is a danger of imminent flooding. The outflow control apparatus will be located in the same area as before, next to the weir/dam at the northwest corner of the lake.

Removal of alligators from the lake continues. Just when we think we are alligator free and get comfortable in that notion, another one seems to pop up. Dunno where these critters keep coming from. Some sage at the board meeting said it was eggs – alligator eggs.....

Seriously, as alligators are spotted and reported to the board, we contact our wildlife control person who traps and releases them in a "land far, far away."

Lakes HomeOwners Association Financial Reports

By Bill Phillips, Treasurer

Profit & Loss

October 17, 2011 through October 17, 2012

	Oct 17, '11 - Oct 17, 12
Ordinary Income/Expense	
Income	
Miscellaneous Income	142.56
The Lakes Income	
Sale of Gate Remotes	200.00
Gate House 1 Time Purchase Fee	1,200.00
HOA Yearly Dues	76,300.00
Total The Lakes Income	77,700.00
Interest Income	
Fidelity Investments	0.46
Total Interest Income	0.46
Total Income	77,843.02
Expense	
Street Repair	1,117.00
Gatehouse	
Internet and Telephone	1,821.69
Quarterly Cleaning	450.00
Electricity	1,898.60
Gas	1,864.60
Gate Maint/Remotes/Repair	803.70
Insurance	3,569.64
Building Maintenance/Repair	8,151.21
Water	6,571.56
Gatehouse - Other	1,354.48
Total Gatehouse	26,485.48
Landscaping/Sprinklers/Fountain	
Landscape Lighting	102.50
Fountain Monthly Maint.	720.00
Landscaping - Seasonal	8,476.05
Streets & Signs	80.48
Garbage Pickup	150.00
Landscape Repair	5,313.47
Landscaping - Monthly Maint.	14,760.00
Sprinkler Maintenance/Repairs	241.63
Total Landscaping/Sprinklers/Fountain	29,844.13
Drainage	450.00
Chinchuba LLC	
Deposit to fund LLC yearly	3,771.60
Chinchuba LLC - Other	7,543.20
Total Chinchuba LLC	11,314.80
HOA Administrative Expenses	
State Filing Fee	25.00
Tax Preparation	430.00
Website	24.00
HOA Administrative Expenses - Other	1,717.19
Total HOA Administrative Expenses	2,196.19
Security	850.00
Social Expenses	
Crawfish Boil	3,900.00
Total Social Expenses	3,900.00
Taxes	
Taxes - Property	3,503.09
Taxes - State	203.00
Total Taxes	3,706.09
Total Expense	79,863.69
Net Ordinary Income	-2,020.67
Net Income	-2,020.67

Balance Sheet

As of October 17, 2012

	Oct 17, 12
ASSETS	
Current Assets	
Checking/Savings	
CHASE	35,344.05
Smith Barney	116,224.20
Fidelity Money Market	717.76
Total Checking/Savings	152,286.01
Total Current Assets	152,286.01
TOTAL ASSETS	152,286.01
LIABILITIES & EQUITY	
Equity	
Retained Earnings	134,841.56
Net Income	17,444.45
Total Equity	152,286.01
TOTAL LIABILITIES & EQUITY	152,286.01

HOA Meeting, Continued from page 1

provider, Waste Management, in January.

A reminder on mailbox and gaslight upkeep: information on repair information was included in the Spring/Summer 2012 newsletter which you can find on the LHOA website:

<http://www.lakeshoa.com/index.html>.

If in doubt regarding your mailbox or gaslight repair, ask the ARC. Should your mailbox go unrepaired for too long, the board will arrange to have your mailbox fixed and the bill sent to you.

Please, please, please quiet your barking dogs, and pick up after them. This is probably the number one complaint from residents. Do remember your dues are due on January 1; do get them in on time.

The new board has realized that while current road repairs are major contingency fund expenditures, our roads are going to need more and more repairs as time goes on and the fund is not being replenished. Thus the board is considering creating a capital improvement assessment to ensure that our roads are kept safe and drivable. To accomplish this, the dues would increase by \$50. That's less than \$5/month/household to ensure our roads are kept ship-shape (or car-shape).

The LHOA meeting was adjourned at 5 p.m. The minutes can be read on the website.

2012 – 2013 Board Members

Bill Phillips.....624-8745 Pres.
Tom Ballantine....624-9183 Exec VP
Ken Lozano.....626-7184 VP
Billy Duncan..... 727-9300 VP
Kathy Gibbs.....624-9151 Treas/ Newsletter

Committee Chairs:

Carol Ballantine 624-9183 Yard of Month Coord
Candy Fitch 626-7879 GateHouse Resv.

Contact your board members at:

<http://www.lakeshoa.com/html/comment.html>

We're on the Web!

Visit us at:

<http://www.lakeshoa.com/index.html>

The newsletter will soon be a web-based publication; please send your email address to kathygibbs3@bellsouth.net if you haven't already supplied one to the HOA. If you don't have an email account, please let Kathy know at 985-624-9151 so we can work something out.



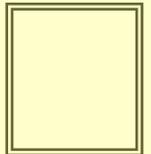
Time on your hands?

Not that many of us have a lot of extra time these days, not with the holidays fast approaching, but your Lakes HOA board could use some help.

Consider volunteering. You can help with putting up the various holiday decorations at the gatehouse, help plan a holiday party for the adults or a summer party for the children of the Lakes or organizing a community-wide garage sale.

Any of your board members will be thrilled and delighted to hear from you if you have some ideas for interesting activities and can find the time to help.

The Lakes HOA
Mandeville, LA 70448



**Resident
Street Address
Mandeville, LA 70448**