

LAWO Newsletter – December 2007

PRESIDENT’S ARTICLE

I want to close out the 2007 year by thanking the members of the board, the ACC committee and the Committee chairpersons for the substantial work they put forth in 2007, by maintaining the integrity and beauty of our subdivision. The beauty of the property, and the value of our largest investment, “our home,” is conditioned on a consistent investment of the LAWO resources, both financial and human, in maintaining the common properties, playgrounds and lakes.

The subdivision is in excellent shape, and most of the major repairs are behind us. The 2008 Board will be able to move right into place and continue the routine business at hand. The 2007 Board worked very hard to maintain fiscal responsibility both in the present, and for future Boards.

2008 will be another busy year, as we are going to aggressively address the algae and weed problems that crept into both the upper and lower lakes this year, finish the damaged walkways on the upper lake, and continue maintenance and enhancing of the playground, walking trails and common areas.

We are looking into adding additional lake access ramps on both lakes to allow launching of boats on the lakes by homeowner living throughout the subdivision.

I am confident the board and committees will do another fine job in 2008 to address the concerns of the homeowners, and continue to maintain the natural beauty of the subdivision.

I hope that everyone will have a wonderful and safe holiday. I’ll see you all at the Annual meeting in January.

Harry Burton, LAWO Board of Directors

WELCOME NEW HOMEOWNERS

New homeowners, who have not received the “Welcome to the Subdivision” packet, should call Diane Brown at 753-3306. The LAWO has a Voice Messaging System, which is used to provide homeowners with important information about events, security and other subdivision business. If you would like to be on the call list, call Jackie Bordelon at 756-8816.

LAWO ANNUAL MEETING

We will have our LAWO Annual meeting Tuesday, January 15, 2008, at 7pm at the Jones Creek Library. We need homeowners to help staff the 7 person Board, the 3 person Architectural Control Committee, and the Chairmanships for the following committees: Communication, Environmental, Lakes/Kelly’s Pond, Welcome, Security, and Yard of the Month.

LAWO Lighting Contest

The subdivision lighting contest will be held Saturday, December 23, 2007. First place winner will be awarded \$50, and the Second and Third place winners will be awarded \$25 each.

STAFF POSITIONS

Board: The seven members carefully manage the affairs of the Civic Association. These seven members meet on the 3rd Tuesday of the month, at 6:30pm, at the Jones Creek Library.

ACC: Architectural Control Committee – These three members periodically meet to make certain that the LAWO homeowners comply with the Covenants & Restrictions.

Committee: Be a chairman or a worker bee on one of the committees: Communication, Environment, Lakes/Kelly's Pond, Security, Welcome, and Yard of the Month.

Your Current Board, ACC Members and Committee chairmanships are:

2007 Board Members

Harry Burton	President	753-2795	hburt1@cox.net
Lori Miller	Vice President	756-5574	lala000@cox.net
Lee Ann Thomas	Secretary	755-8144	leethomas@brgeneral.org
Brian Baily	Treasurer	753-6203	brian@scottbailyenterprises.com
Jeff Whittington		610-5303	jeffswhit@cox.net
Stan Douglas		275-2958	stan57man@cox.net
Virginia Yarbrough		751-2369	cmyardbird@cox.net

2007ACC members

Janeen Romie	753-1070	romie_j@ligo-la.caltech.edu
Johnny Masey	752-4659	jwmasey@dow.com
Nanette Edwards	246-2378	nans-clan@cox.net

2007 Chairmanships

Tracy Alleman – Communications	753-2654	allemant@earthlink.net
Jennifer Treadway Morris - Newsletter	248-0035	jenntmorris@cox.net
Susan Whittington - Directory	751-8539	jeffswhit@cox.net
George & Carol Weintritt - Message Boards	246-2465	georgeweintritt@cox.net
Kathy Osborne-Davis – Environmental	781-4592	kdosborne@cox.net
Stan Douglas – Security	275-2958	stan57man@cox.net
Jacque Newman – Yard of the Month	751-3714	rnewmanecon@cox.net
Jackie Bordelon – Voice mail system	756-8816	jfbordelon@cox.net
Diane Brown – Welcome	753-3306	

In January, 2008, there will be several vacancies on the LAWO Board of Directors and Architectural Control Committee (ACC). Please consider serving on either the Board or the ACC. The maintenance of a beautiful neighborhood depends on the continued support of the homeowners and the volunteers to serve on the Board and the ACC. Your participation is Urgently needed. Please contact Harry Burton at 753-2795, hburt1@cox.net, or attend the January 2008 meeting to place your name in consideration for the board or a committee.

The \$250 Annual dues are due January 1, 2008

The Phoenix Consulting Group mailed the \$250 Annual Dues bills out in late November. They are to be paid by January 1st. The \$250 amount is listed in our By-Laws and the collection date of January 1st is outlined in our Covenants and Restrictions. Phoenix also included a “personal information” sheet with the bill. Please complete the information for the subdivision e-mail, voice mail, and the 2007-2008 directory. As an FYI, all homeowners who are delinquent in paying their annual dues may have their lot numbers and addresses published in future e-mails and newsletters. Please help us, and send in your dues on time.

Covenants and Restrictions (C&R): 6.7 Date of Commencement of Annual Assessments. The assessments for each subsequent year become due and payable in advance for the year on January 1 of that year.

C&R: 6.9 Effect of Non-Payment of Assessment. If any assessment, or other charge or expense set forth in these restrictions, is not paid on the date when due, then such assessment, charge or expense shall become delinquent and shall also include such interest and costs of collection thereof as hereinafter provided. If any assessment, charge or expense is not paid within thirty (30) days after the date due, the assessment, charge or expense shall bear interest from the date of the delinquency at the rate of twelve percent (12%) per annum. The Association may, at any time after an assessment, charge or expense becomes delinquent, file a “Notice of Delinquency, Lien and Privilege”. The Owner shall be responsible to pay reasonable attorney’s fees and all costs and other expenses incurred by the Association in connection with collection of such assessment, charge or expense.

DONATIONS

As is outlined and included in a form sent out with your dues invoice is a form for donations for three areas of concern: Lake Maintenance, Security, and Sidewalk Repairs. We initiated this program in 2007, and had \$1500 in donations for three needed areas of concern: Lake/Pond Maintenance, Security, and Sidewalk Repairs. This money was dedicated specifically to the area of concern. These donations are not to be confused with the mandatory \$250 annual dues collected by January 1st. Your donations are welcome at any time of the year, and/or simultaneously with your annual dues. Please mail your donations to either our subdivision mailbox: PO Box 77805, BR, LA 70879, or to Phoenix Consulting Group, 2133 Silverside Dr., Suite A, BR, LA 70808. Thank you for your contributions.

Happy Holidays!

THE DECLARATION OF COVENANTS AND RESTRICTIONS

The primary restrictions outlined in the covenants are set forth for quick reference should anyone have a question concerning common issues in the subdivision.

One of the primary reasons our neighborhood is such a desirable place to live is that we have a set of restrictions governing how our property is to be used. These restrictions are set out in the *Declaration of Covenants and Restrictions*. The covenants and restrictions were established to promote the beauty of our subdivision and to protect your investment as homeowners.

The provisions contained in this document set forth a general plan for the neighborhood by setting standards for building or making improvements to existing homes. These provisions also prohibit certain kinds of development and impose restrictions on how we can use our property. Some of the more important restrictions deal with the following kinds of issues:

- Parking**—boats, RV's, utility trailers, as well as parking of commercial vehicles is not permitted in driveways or where they can be seen from the street on which the home faces.
- Fences**—fences cannot exceed six feet in height and cannot extend beyond the front of your home. Also, no fence may be constructed which extends to the lake such that it obstructs the view of the lake from a neighboring lot.
- Cutting Trees**—prior approval from the Architectural Control Committee is required before you cut down any tree larger than eight inches in diameter measured at a point three feet above ground level.
- Metal Buildings**—any detached building or structure must be constructed with the same architectural style as your home. Thus, metal buildings or other pre-fabricated storage buildings are not permitted to be constructed on your property.
- Weed Removal**—homeowners are required to keep their lots mowed and free of weeds, trash, rubbish or garbage.
- Parking in Cal de sacs**—The *Restrictions* prohibit vehicles on all *common property*. Hence, homeowners and their guests cannot park vehicles on medians in cal de sacs.
- Dumping of refuse**—Common properties may not be used as a dumping place for grass clippings, limbs and other refuse.

If you would like to obtain a copy of this very important document, it is available at the Jones Creek Library.

Finally, if you are planning a construction or remodeling project, the *Covenants* require that you submit to the Architectural Control Committee a set of plans and specifications for the project before commencing work. If you need information about the restrictions and the approval process, please contact one of the ACC members (Janeen Romie, Johnny Masey, and Nanette Edwards). We will be happy to answer your questions.

LAWO E-MAIL

Please add your e-mail address to our subdivision e-mail alert system. This is an efficient way to send information out to all of the homeowners. The e-mails are sent to the LAWO homeowners only, and they are sent as a "Bcc" (blind copy). The "Subject" category should say "LAWO". If some of the e-mails don't apply to you, please disregard them. To add or update your e-mail address, please send your information to lawo@earthlink.net.

LAWO VOICE MAIL

Please add your phone number to our subdivision voice mail system. Leave your name and phone number at 756-8816. If some of the messages don't apply to you, please disregard them. We'd like to thank Jackie Bordelon for housing and sending the messages to the subdivision. The caller ID will say Bordelon, but the message is actually sent from the Board or from the Communications Chairman. If anyone has any questions about the message they should contact one of the board members

LAWO DIRECTORY

Please complete the "Homeowners' Dues & Directory Information 2008" sheet that is included in this newsletter. Mail it to: LAWO, PO Box 77805, Baton Rouge, LA 70879.

LAKE AT WHITE OAK SUBDIVISION HOMEOWNERS' DUES & DIRECTORY INFORMATION 2008

Phoenix Processed Voicemail Processed E-mail Processed Welcome Committee

Dues Reminder: Covenants and Restrictions (C&R): 6.7 Date of Commencement of Annual Assessments. The assessments for each subsequent year become due and payable in advance for the year on January 1 of that year.

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January 1 - \$250 LAWO dues due date. You may pay by check or by VISA/MasterCard for an additional \$8.75 credit card processing fee.

We encourage all homeowners to pay on time. Several fees associated with not paying your dues on time are: Lien filed approx. \$100, Lien release approx.\$75, Attorney's certified letter approx \$50, Legal fees approx \$550-\$850, 12% interest, and any additional fees incurred in connection with collection.

Directory Information Page:

PLEASE PRINT

Homeowner's Names: _____ **Lot Number** _____

Street Address: _____ **Baton Rouge, LA 70817**

Home Phone: _____ **E-Mail:** _____

I would like to donate money to: Sidewalk repair \$ _____ Lake/Pond Maintenance \$ _____ Security \$ _____

I would like to help the following committees: Communications _____ Directory _____ Newsletter _____

Environmental _____ Security _____ Welcome _____ Yard of the Month _____

The Lake at White Oak Board Meetings are held at the Jones Creek Library, at 6:30pm on the third Tuesday of the month.

Submit this form with your dues to: LAWO Homeowners Association, PO Box 77805, Baton Rouge, LA 70808 or Fax 766-6978

Check this box if you do not want this information published in the directory.

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THE LAWO ANNUAL MEETING

JANUARY 18, 2008

JONES CREEK LIBRARY

7:00PM

Thanks to Scott Baily Enterprises, Inc. for the newsletter printing

The Lake at White Oak
Homeowners' Association
P O Box 77805
Baton Rouge, LA 70879