

LAWO Newsletter – May 2007

PRESIDENT'S ARTICLE

As this new 2007 board begins its work, we ask for support and patience from the LAWO homeowners. We will do our best to carry forward the good work of the 2006 board.

After a scary but successful fight with cancer last year, I am attempting to get my life back to normal. The presidency of LAWO will definitely be a large challenge for me.

Let me urge all LAWO homeowners to familiarize themselves with all of the covenants and restrictions for their filing. Then seek permission from the ACC board before starting a project. It will save everyone much grief!

My articles will be brief, but I look forward to contributing to the maintaining of LAWO.

Charlie Holmes, President

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.

STAFF POSITIONS FOR 2007

2007 Board Members

Charlie Holmes, President	753-8810	crh1111111@bellsouth.net
Bob Turgeon, Vice President	293-8377	dianneturgeon@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
Walter Howard	752-8440	whoward@cjbrown.com
Stan Douglas	275-2958	stan57man@cox.net

2007 ACC 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	whitstorm@aol.com
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 LAWO subdivision	753-3306	abrown1@cox.net lawo@earthlink.net

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. Thank you to all of our 2007 volunteers.

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

SLOW DOWN!

Has anyone stopped to notice how fast we drive in our own neighborhood? I know everyone wants to get out on the roads and return home quickly, but we all have to do better at driving the speed limit in the neighborhood. I barely made it back from my mailbox the other day without getting plowed over by a couple of F-150s that I thought were going to take each other out (and me as well!). Please, please, please, EVERYONE, including most importantly, the teenagers, **SLOW DOWN ON OUR NEIGHBORHOOD STREETS!** It would be horrible to hear one of our neighbor's beloved dogs or cats were run over, when it could have been prevented if we all slowed down and paid attention. Even more importantly, what about the safety of our children? The warm weather will be bringing all the kids out to play in droves. It is so important that we pass these children slowly. Even kids playing in front yards and driveways, need you to pass by **SLOWLY!** When I was a kid, I could ride my bike in my neighborhood safely. Now, I fear for my kids riding their bikes on the streets because there are so many careless speeders. We work hard to live in this neighborhood and provide them with a safe environment. Let's not take this standard of living away from ourselves, by all going 50 mph through the streets. As an adult, I myself feel intimidated by vehicles flying by me when I walk or ride my bike. What would we do if one of our own neighbor's got hit by a car? Our time is not worth sacrificing the safety of our families and pets. No, we can't get speed bumps approved. All we can do is add more stop signs, and get the sheriff to give out tickets. Please, let's not have to request either of those to stop this problem. Please slow down on our neighborhood streets. Do the right thing on your own initiative! Pass this along, to everyone who drives to and from your home! Discuss this with your neighbors! Remind your children that drive to slow down! This is something we can all do that cost us nothing, but a few more seconds everyday to make this a better place for all of us to live together safely.

TRUCKS ON LAWNS? NOT IN MY NEIGHBORHOOD

Speaking of Our beautiful neighborhood, we also have homeowners' covenants and restrictions to which we all must adhere. One of these covenants prohibits people from parking their cars and trucks on their lawns. Please refrain from parking your cars or trucks on your lawn. Violators will be dealt with under the law. In addition to this restriction being repeatedly violated, we have also seen many tire tracks driven over our neighbors lawns. No doubt this was not done by one of our homeowners, but by one of our teenage children drivers. As parents, please talk to your children about respecting the property rights of your neighbors and teach them it is not only dangerous to drive through some ones yard, but it is also destructive of private property and can result in a criminal record should the victim neighbor decide to bring charges.

PET-SITTERS

Adults: Lynn Anderson, 337-2700

Steve Cane, 751-5927

Desire Mayard, 753-7720

Kids: Raquel LeBlanc, 13, 753-9869

Wesley Cole, 10, 754-7140

Roxanne LeBlanc, 14, 753-9869

Sydney Saltamachia, 14, 751-9746 Steven Gilliam, 16, 752-895

Kristin Davis, 15, 755-0220

Caden Thurston, 14, 755-6688

BABY-SITTERS

Danielle Lindsey, 15, 751-6108

Caitlin Tucker, 15, 756-2626

Kristin Davis, 15, 755-0220

Stephanie Tarver, 16, 756-8636

Tiffany Arbour, 16, 753-9637

Roxanne LeBlanc, 14, 753-9869

Raqual LeBland, 13, 753-9869

LAWN SERVICE/PRESSURE WASHING

Andy Chance, 17, 751-5443

The LAWO Homeowners Association is not endorsing or recommending any baby-sitters, pet-sitters, or lawn service providers. Some of the names on this list were included in the December 2006 Newsletter. Should you wish for your name to be added or excluded, please send notification to Jennifer Treadway Morris by e-mail at jennmorris@cox.net.

Do you offer a special service you'd like your neighbors to know about? It's time to update our LAWO list of baby sitters, pet sitters, and grass cutters, etc. Submit your name, contact information and service your perform to LAWO Newsletter c/o Jenn Treadway Morris, Newsletter extraordinaire, at jennmorris@cox.net. You will be published in the next newsletter.

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

THE DECLARATION OF COVENANTS AND RESTRICTIONS

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 KIDS' SPRING SOCIAL

Let's get the kids together for an afternoon of fun! If you have ideas and/or can help plan this special day for the children in LAWO, please email Ashley at kellerfamily@cox.net.

Some ideas include get together at the neighborhood playground. In order for this to be safe and successful, we will need some volunteers to help make sure the playground is free from unsafe conditions like broken equipment or benches and that it is free from debris. All volunteers are asked to contact Ashley at kellerfamily@cox.net.

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 lawa@earthlink.net.

HAVE A SAFE MEMORIAL DAY HOLIDAY!!

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

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.

LETTER FROM ST GEORGE FIRE DEPARTMENT

We'd like to pass along is the fact that we've received significant feedback on our power strip / extension cord safety tips. It seems a number of you did as I did and looked through your homes. A number of folks have sent in additional safety tips based on what they found.

We'd like to share two of those with you:

Don't Overload Light Fixtures – Your light fixtures and lamps are rated as to what wattage bulbs they are designed for. The amount of heat that light bulbs generate is very intense, and the rated wattage is what that light or lamp can safely tolerate. Also consider switching to the energy-saving fluorescent screw in type bulbs. They generate more light at a lower wattage, and thus, a lower heat output.

Be on the Lookout for Dust Bunnies – Several people noted that they were shocked by the accumulation of dust bunnies (dust, pet hair, carpet fibers, etc) under and behind their furniture, including around power strips. Like dryer lint, these materials are potentially combustible.

If you have not yet made a round through your home or office looking for potentially unsafe conditions, please include these additional tips in the things you are attentive to. And thanks to those who suggested them.

Eldon Ledoux, Public Information Officer
Office - (225) 454-6573

2007 ANNUAL DUES

The Annual dues were due January 1, 2007. Phoenix Consulting Group collected dues that were 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. As was noted in our December newsletter, all homeowners who are delinquent in paying their annual dues may have their lot numbers and addresses published in future e-mails and newsletters.

DELINQUENT DUES

The homeowners residing at the following addresses have not paid their 2007 subdivision dues. If this is in error, please contact Phoenix Consulting Group at 766-6966.

18216 Creek Hollow Ct., Lot 99
5722 South Shore Dr., Lot 49

6134 Double Tree, Lot 263
18616 Wildlife Way Dr., Lot 363

6043 Pine Hollow Ct., Lot 99

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.

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

DONATIONS

Like White Oak Landing, Lake at White Oak accepted donations from our homeowners for three areas of concern: Lake/Pond Maintenance, Security, and Sidewalk Repairs. A list of those families who donated is below. Your continued donations are welcome at any time of the year, and/or simultaneously with your annual dues. Additional donations may be mailed 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.

Michael & Carolyn Lee, Lot 532
Fredrick & Julie Stevenson, Lot 478
Patrick & Patricia Ryan, Lot 224
Gregory L. Owen, Lot 496
Gerald Don & Sharon Wilson, Lot 513
Bob & Dianne Turgeon, Lot 164
Roger & Lydia Oberle, Lot 168
Matthew & Brian Yates, Lot 85
Leonard & Kathy Campbell, Lot 206
Gary & Patricia Green, Lot 14
Michael & Stacy Landry, Lot 42
Cynthia Baker, Lot 4
Angelo & Trish Distefano, Lot 165

David W. Morton, Lot 290
Carol & Darlene Gauthier, Lot 5
EW & Betty Wardlaw, Lot 16
Camille D. Burkhalter, Lot 290
Steven & Mina Raymond, Lot 198
Bob & Jaque Newman, Lot 155
David & Mary Beth Clements, Lot 391
William & Susan Lefever, Lot 161
Robert & Suzanne Landry, Lot 225
Barbara Goebel, Lot 156
Harry & Chris Burton, Lot 194
Edgar & Peggy Jordan, Lot 39

REAL ESTATE UPDATE

By: Janie Fowler, CRS
RE/MAX Real Estate Group

During the first thirty days of 2007 there has been one sale reported as closed by Multiple Listing Service with a sales price of \$335,000, living area of 3,130, price per sq. ft. of \$107 and days on the market of 52. Three houses were reported as closed by the Multiple Listing Service during 2007 with an average sale price of \$317,450 and average price per sq. ft. of \$117.38 and average days on the market of 72.

There are currently two houses under contract with an average listing price of \$289,950 and average price per sq. ft. of \$114.56 and average days on the market of 83.

There are currently two houses on the market in LAWO with an average list price of \$244,450 and average price per sq. ft. of \$106.80.

SOLD IN 2006

During 2006 Twenty nine houses were sold in Lake at White Oak with an average sales price of \$299,710, average price per sq. ft. of \$111.15 and average days on the market of 57. Information is based exclusively on MLS data and is neither guaranteed nor warranted. These figures are a reference only and are not intended to accurately reflect your individual home's value.

LAKE ALGAE

There is a serious problem with an algae growth on the upper lakes. The Lake Committee is currently working with several experts to remedy the problem. If you would like to help, please contact Harry Burton, 753-2795, hburt@cox.net or Dick Woolsey, at 756-4403, djwoolsey@bellsouth.net.

WATCH FOR ADDITIONAL CHILDREN AROUND THE NEIGHBORHOOD THE KIDS ARE GETTING OUT OF SCHOOL FOR THE SUMMER

DIRECTORY

Please complete the "Homeowners' Dues & Directory Information 2007" sheet that is included in this newsletter. Mail it to: LAWO, PO Box 77805, Baton Rouge, LA 70879.

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

LAKE AT WHITE OAK SUBDIVISION HOMEOWNERS' DUES & DIRECTORY INFORMATION 2007

Phoenix Processed Voicemail Processed E-mail Processed Welcome Committee

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 _____ Newsletter _____ Directory _____

Environmental _____ Safety & Security _____ Message Boards _____

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 directory information form to:

Phoenix Consulting Group LLC
2133 Silverside Dr., Suite A
Baton Rouge, LA 70808
or Fax 766-6978

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

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



Janie Fowler & Blake Fowler
335-1315 335-6879

Lake at White Oak
Residents

Years of Experience
Plus

Fresh innovative marketing
ideas from the young.

*We take pride in placing the needs of
our clients at the top of our priorities.*

**Call us today
For a free home evaluation**

**Visit our web site to view all properties
In the Greater Baton Rouge Area
And find tips on
Buying & Selling**

**JanieFowler.Com
BlakeFowler.Com**



"If it matters to you it matters to us"

RE/MAX Real Estate Group

FOUR SEASONS LANDSCAPE

- Are you selling your home and need to add that "curb-appeal?"
- Did you just buy a home and want to change the landscape/look?
- Not enough lighting and want to enhance the look of your home?
- Do you have dry spots in your yard and tired of watering by hand?
- Drainage problems with standing water in areas of your yard?

—CALL US—WE CAN HELP!—

**-New Landscapes-Walkways/Patios-Landscape Lighting
-Irrigation Systems—Drainage Systems**

New installs/repairs-Design Consultation=Personal Service

(225) 278-4358 –Jerry or (225) 610-5303—Jeff

Landscape License #: LC-2559 Irrigation License #:06-0064

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

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