

LAWO August 2008 Newsletter

State of the Lake at White Oak HOA,

In January residents attending our annual meeting elected the new board and I was appointed president. To give you a little background my name is David Simoneaux. Janice and I live on Creek Hollow Ct. We moved to LAWO in February of 07 from nearby Shenandoah. I have two kids that attended Parkview Baptist School. David Jr., graduated from LSU and now teaches and coaches at Parkview. My daughter Callie, just graduated from the school of nursing at Southeastern and works in ICU at the Baton Rouge General. Janice's daughter Jenny lives in Sacramento, CA and is a civilian contractor with the military. Deke, Janice's grandson, is on an aircraft carrier somewhere in Middle East serving his country in the Navy.

As your board, our main duty is maintaining the "common grounds" of the subdivision to beautify our property and enhance everyone's property values inside of the budget constraints generated by the dues you pay. In addition, we provide security service, opt in email and/or voice messaging (for those of you who signed up for both), insurance, legal expenses, etc. Those "common grounds being our lakes, weirs, bridges, cul-de-sacs, medians, playground, and land areas inside the subdivision owned not part of a lot, together with a improvements thereon. The majority of the expenditures come from 4 areas and they are the weirs, lake treatment, lawn service, and security. They account for 70%-75% of our budget. I'm going to attempt to address these items separately from the standpoints of we do presently to maintain them.

Since it seems to be a point of contention, let's talk about the our weirs first. The weirs were almost completely neglected for almost 20 years resulting in a major repair in 2006. About \$2,000 of the \$3068± note we pay goes to pay for those repairs. It's 18.25% of our budget. Folks, we have no choice except to maintain these weirs. We are under the direction of the Dam Safety & Water Resources division of the Department of Transportation and Development of the State of Louisiana. The lake and weir system is a *dedicated* drainage right of way for East Baton Rouge Parish. This is a pay me now or pay me later proposition. We need to budget \$5000.00 per year towards dam maintenance. It will include cleaning the surfaces, repairing and resealing any cracks that develop, and periodic borings. The borings are expensive and need to be done every 3-5 years.

We have approximately 23 surface acres of lakes. In 2007, aquatic vegetation got out of control covering our lakes in coontail, algae, and duckweed. The result was unsightly green film that covered most of the North Lake and, as one resident put it, you could walk across Kelly's Pond. We attempted, to no avail, to use resident labor to physically remove the coontail and/or spray chemical to eradicate them. After a bid process, we contracted with Professional Fisheries Services, LLC to effectively manage our eco-system. PFS makes bimonthly trips to the lakes, takes water quality samples and provides reports on it, visually inspects for vegetation outbreaks, and applies treatments when and where necessary. The result is our problem is under control. With continued monitoring they will stay a beautiful amenity, can return to an excellent fishery for the enjoyment of residents, and most importantly add value to the property for all residents, not just lake lot owners. Our lake treatment costs around \$15,000 or 11.41% of our budget to keep our lakes professionally maintained. Another way to quantify the expense is we spend about \$681.00 per acre per year.

We have 27 cul-de-sacs, one median, entrance signs, and some common areas. We contract with Angelo's to maintain a total acreage of the land that is no more than 5 acres. In 2008 this will cost \$31,200.00. We've just been hit with a 10% surcharge that could add to that item. To quantify the expenditure, we spend \$6,240.00 per year per acre to maintain this or 23.73% of our budget on lawn maintenance.

Until August 1st security was contracted with Lofton Security. While Lofton did a good job for us, we have decided to terminate their contract. We will begin having the EBR Sheriff's office patrol our subdivision. It will not have a great effect on the budget this year, but next year it will. While Lofton did a good job for us their employees have no authority to enforce the law. This changes August 1. There are other benefits that come with

the sheriff's patrol. We will be sending out voice and email messages shortly detailing services available and the procedures to follow to access them.

Lumping together legal, insurance, taxes, voice mail system, etc. we have expenditures of approximately \$30,000.00

In conclusion, our budget expenditures for 2008 are outlined on the ballot.

2008 Board Members

David Simoneaux	President	223-6091	dsimoneaux@cox.net
Lori Miller	Vice President	756-5574	lala000@cox.net
Lee Ann Thomas	Secretary	755-8144	leethomas@brgeneral.org
Harry Burton	Treasurer	753-2795	hburt@cox.net
Jeff Whittington		610-5303	jeffswhit@cox.net
Stan Douglas		275-2958	stan57man@cox.net
Virginia Yarbrough		751-2369	vkyardbird@cox.net

2008 ACC members

Debra Morris	954-1060	dmorris@eatel.net
Curtis Thurston	755-6688	thurstonhome@bellsouth.net
Janice Beutler	223-6091	agbarbie1@cox.net

2007 Chairmanships

Tracy Alleman – Communications - Newsletter - Directory	753-2654	allemant@earthlink.net
George & Carol Weintritt - Message Boards	246-2465	georgeweintritt@cox.net
Kathy Davis – Environmental	781-4592	kathy.davis1@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	

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 NEEDED FOR 2007

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.

In January there will be several vacancies on the LAWO Board of Directors and on the LAWO 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 Jacque Newman at 751-3714.

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 committee members (Bob Newman, Dona Ours, or Janeen Romie). We will be happy to answer your questions.

STREET SIGNS

We will add three signs at three cul de sacs where we continue to have cars parking on the median of our common grounds. The signs read: “No Parking on Median” “Towing Efforced”. The cars will be towed at the owner’s expense. Sign or no sign, there is no parking allowed on any of the common grounds property throughout the neighborhood.

Real Estate Article

Security Article

The LAWO Board would like to invite you to a special meeting, August 28, 2008, at the Jones Creek Library, at 6:30pm.

The **2008 Operating Expenses** are listed below.

Operating Expenses - Current Dues (if 100%) collected = \$78,900

Newsletter(2)	\$ 1,400.00	Accounting Services	\$ 3,400.00
Voice Message System	\$ 500.00	Loan	\$ 10,990.92
Communication Total:	\$ 1,900.00	Federation Dues	\$ 100.00
Herbicide/Miscellaneous	\$ 3,006.80	Liability Insurance	\$ 7,178.85
Lawn Service	\$ 31,200.00	D & O Insurance	\$ 2,100.00
Environmental Total:	\$ 34,206.80	Legal	\$ 5,000.00
ACC	\$ 100.00	PO Box	\$ 76.00
Homeowner Activities:	\$ 350.00	Property Tax	\$ 219.43
Utilities:	\$ 6,000.00	La State Tax	\$ 48.00
Security:	\$ 6,800.00	Secretary of State	\$ 5.00
	\$13,250.00	Books Audit/Review	\$ 425.00
		Financial Total:	\$ 29,543.20
Total:			\$78,900.00

The Covenants and the Restrictions (C&R) require that we conduct a Special Meeting to discuss and to vote for a dues increase. They also state that when the dues are increased, they may not be adjusted again for at least 3 years. We must have a quorum = 316 to conduct the vote. If we receive 316 votes, we must then receive a 2/3 majority to pass the proposal. Our C&R require that you vote "in present or by proxy". Only **original** ballots submitted at the meeting and **original** proxies hand delivered or mailed will be accepted. Faxes and e-mails are convenient, but they are not acceptable documents to be used in a formal voting procedure. Because of the low voting response experienced from the two previous special meetings, we are going to encourage you to cast your vote "**in person or by proxy**":

- Be "**present**" at the meeting – the library employees will **not** accept your proxy.
- Mail your "**proxy**" to the following address: LAWO, PO Box 77805, Baton Rouge, LA 70879.
- Give your "**proxy**" to any Board member or LAWO homeowner who **must attend the meeting**, to act on your behalf.
- Fax your "**proxy**" to ??? or Scan to ??????????
- All proxies must be received by August 28, 2008.

The \$50 increase will be collected January 1, 2009. If passed, the 2009 dues will be \$300.

1 Proxy per Lot

<p>I _____</p> <p align="center">Signature</p>	<p>_____</p> <p align="center">Lot Number or Address</p>
<p>appoint the President or _____ (specified LAWO homeowner, who is present at the meeting) with the power of substitution, to act for me as my proxy at the Special Meeting, to be held at 6:30p.m., August 28, 2008, and to cast my proxy vote as I have indicated below.</p>	
<p><input type="checkbox"/> For <input type="checkbox"/> Against \$50 dues increase</p>	
<p>Print Name: _____ Phone Number: _____</p>	