

LAWO DECEMBER 2008 NEWSLETTER

Dear Residents,

2008 is nearly history and 09 looms close on the horizon. At this time it's customary for the president to outline what happened this year and what our plans will be going forward. It is an impossible task to be detailed given the space allotted but here goes.

I gladly tell you that there are a few good souls who care about your subdivision, your property values, the surrounding aesthetics, and the money and authority you entrust to them as your board. All residents owe thanks to the board members, ACC committee members, and the volunteers who give their time to the LAWO community. Most of their names can be found on the first page of the new directory you should have received by now. If I left anyone out I apologize. Our dues can never cover all the expenses incurred in keeping our subdivision one of the most beautiful and peaceful settings in the Baton Rouge area. It takes people who care. What we take for granted living here in these surroundings would not be as grand without their time and effort. So, **THANK THOSE LADIES AND GENTLEMEN WHO HAVE HELPED!!!!!!!!!!!!**

The basic duty of the board is to maintain the common properties. To this end we use your money to contract with companies to provide for the services necessary. For the most part we are satisfied with our contractors. There are areas where we are attempting to improve services or make a change.

2007 left our lakes choked with aquatic vegetation. We attempted (as we had in the past) to use resident labor to spray and/or physically remove it. Long story short, this approach failed so we hired a professional. The result is the lakes are now under control and they look great. An additional service we choose to provide is a security patrol. We recently changed to off duty East Baton Rouge Sheriff's deputies, which significantly increased cost. They have legal authority to deter vagrant and criminal behavior, which had become an issue. I encourage you to call them (389-5000) to report any noxious or criminal behavior, speeding, etc. If your complaints are not being addressed please contact the board.

Financially we entered the year with a surplus and approved what I'll term as recurring expenses, which were basically equal to projected income (dues). Then we got hit with deferred maintenance items to the tune of about \$8,000; we got a visit from the dam inspector, another \$2,500 (and we didn't do all the items he requested); we fixed the lighting at the North Weir, \$2,500; does anyone remember Hurricane Gustav, about \$12,000; we put off a project to clean up the playground and protect our three large oaks because of the Gustav expense. Where our budget is flawed is that we don't anticipate "unexpected expenses". They occur every year but we don't budget for them. Again to make a long story short, these recurring expenses, along with generally rising costs reveal our 2009 projected budget will eat up most if not all of remaining surplus (if we don't have any "unexpected expenses"). Starting in 2010, we three choices: 1) become a governmental agency so we can deficit spend; 2) increase dues; or 3) cut services not mandated by the by-laws to balance our budget.

Along with this letter you are receiving a ballot for election of officers at a "special" meeting in January (we are accepting write-in candidates for president). We have had two members resign and we are looking for two good folks to fill these spots. The pay is lousy and there are no benefits, but we do need to fill these spots so please consider serving.

We've got a great neighborhood, one where there is evidence the majority cares about their property. However, you can shoot the proverbial cannon through one of our meetings and not chance hitting a resident. We do receive emails with suggestions, complaints, or ideas but that is only a forum to inform us of issues. The meetings are where we listen and transact the business of the board. The LAWO board meetings are held at the Jones Creek Library at 6:30 pm on the third Tuesday of each month.

In closing, the business of the LAWO continues to operate without much excitement. We do have some budget issues that need to be addressed in 2009, so we can prepare for 2010. We do need the positions filled on the board. If anyone is interested, please contact me or any board member. It is my sincere hope that you and your loved ones have a happy and safe holiday season.

With Kindest Personal Regards,

David Simoneaux, LAWO President, 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, please call Jackie Bordelon at 756-8816.

LAWO E-MAIL AND VOICE MAIL SERVICES

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.

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.

ANNUAL DUES PAYABLE JANUARY 1, 2009

The Phoenix Consulting Group mailed the \$250 Annual Dues bills out in late November. They are due by January 1, 2009. The \$250 amount is listed in our By-Laws and the collection date of January 1 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 2009 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 have received \$1500 in donations dedicated specifically to the area of concern. These donations are not to be confused with the mandatory \$250 annual dues collected by January 1. 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.

LAWO ANNUAL MEETING

We will have our LAWO Annual meeting on Tuesday, January 13, 2009, at 7:00 pm in Room 2 at the Jones Creek Library. Your Current Board Members, Architectural Control Committee (ACC) Members and Committee Chairmanships are:

2008 Board Members

| | | |
|----------------------------|----------|--|
| David Simoneaux, President | 223-6091 | dsimoneaux@cox.net |
| Lee Ann Thomas, Secretary | 755-8144 | lee.thomas@brgeneral.org |
| Harry Burton, Treasurer | 753-2795 | hburt@cox.net |
| Stan Douglas | 275-2958 | stan57man@cox.net |
| Virginia Yarbrough | 751-2369 | vkyardbird@cox.net |

2008 ACC Members

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

2008 Chairmanships

| | | |
|-------------------------------------|----------|--|
| Tracy Alleman - Communications | 753-2654 | allemant@earthlink.net |
| George Weintritt – Message Boards | 246-2465 | georgeweintritt@cox.net |
| Kathy Osborne-Davis – Environmental | 751-4592 | 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 | |

2008 YARD OF THE MONTH WINNERS

The following homeowners deserve our congratulations for being Yard of the Month recipients in 2008. Thanks to these homeowners for their efforts to help maintain the beauty of LAWO.

| | | |
|------------------|-------------------------------------|-----------------------------------|
| March | Gus & Tracey Hodges | 18210 Weatherwood |
| April | John & Pandora Roethele | 18432 North Lake Shadow |
| May | Greg & Sue Salomon | 6021 Huckleberry Court |
| June | Jim & Merrie Lee Logan | 6016 Arborwood |
| July | Tom & Dana Baggett | 18448 Wildlife Way |
| August | Tommy & Brenda Lusk | 18312 Weatherwood |
| September | No Winners | Gustav |
| October | Henry & Patricia Wallace | 18434 Weatherwood |
| November | Mark & Melissa Dearman | 18422 North Lake Shadow |
| December | | Christmas Lighting Contest |
| | | |

CHRISTMAS LIGHTING CONTEST

The subdivision lighting contest will be held on December 20 and 21, 2008. Homes will be judged on lighting and other forms of decorations. Winners will receive a gift certificate to Louisiana Nursery (i.e., 1st place-\$50, 2nd place-\$25, 3rd place-\$25). Good luck and please make sure your lights are turned on both nights!

LAWO REAL ESTATE UPDATE

Currently, there are eight homes for sale in LAWO. The average listing price is \$331,075 with an average price of \$117.93/s.f. The average number of days on the market is 68. Year-to-date, there were 24 homes reported as sold and closed by the Multiple Listing Service (MLS). The average sale price was \$315,619 with an average price of \$110.44/s.f. The average number of days on the market was 69.

THE LAKE AT WHITE OAK - 2009 BALLOT

BOARD OF DIRECTORS and ARCHITECTURAL CONTROL COMMITTEE

Homeowners' Annual General Meeting – Tuesday, January 13, 2009

Meeting at Jones Creek Library in Room 2 at 7 pm

Name (print) _____ Lot Number _____

Address _____ Baton Rouge, LA 70817

I'm interested in serving on the following committees (circle all that apply):

Communications Directory Newsletter Environmental Security Welcome Yard of the Month

VOTES WILL BE COUNTED AS MARKED - ONE BALLOT VOTE PER LOT

Write-in votes will be accepted. Five members will be returning. There are 3 one-year positions available.

The Lake at White Oak Board of Directors

David Simoneaux

Nanette Edwards

The Lake at White Oak Architectural Control Committee

(Note: The three persons receiving the most votes will be elected to serve a one-year term.)

ALL PROXY BALLOTS MUST BE RECEIVED BEFORE THE JANUARY 13, 2009 MEETING

If you cannot attend the meeting, please mark your ballot and mail it to the following address: LAWO, PO Box 77805, BR, LA 70879. You may also fax your ballot to 755-3291. All ballots must be signed.

Signature: _____ Date: _____

LAKE AT WHITE OAK SUBDIVISION

HOMEOWNERS' DUES & DIRECTORY INFORMATION 2009

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.

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.

January 1 - \$250 dues due date. You may pay by check or by VISA/MasterCard for an additional credit card processing fee of \$9.00.

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 (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 _____

Security _____ Environmental _____ Welcome _____ Yard of the Month _____

The Lake at White Oak Board Meetings are held at the Jones Creek Library at 6:30 pm 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.

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.

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 (Debra Morris, Curtis Thurston, or Janice Beutler). We will be happy to answer your questions. If you would like to obtain a copy of this very important document, it is available at the Jones Creek Library.

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

**Have a Safe
And
Peaceful
Holiday**

The Lake at White Oak

Homeowners' Association

P O Box 77805

Baton Rouge, LA 70879