



Lake at White Oak

Spring Newsletter 2009

A Letter From Our President

In the calendar year 2009, the projected expenses of running the Lake at White Oak Homeowners' Association will exceed the revenue we generate from homeowners' dues. Our major expenses include maintenance of our lakes, grounds maintenance (lawn mowing, landscaping, etc.), security, and capital projects (improvements to our trails, playground etc.). Our budget does not include any "unexpected expenses" such as the massive cleanup we experienced after Hurricane Gustav.

motion the process to **raise the dues by \$50 per lot** to a total of \$300 per year. The dues increase will enable us to:

- Keep security detail at current level or allow for an increase (see page 4)
- Allow for overdue maintenance and capital projects (e.g., sidewalk repair, weir management)
- Build a reserve for unexpected expenses such as storm damage

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Gustav damage

We live in one of the more coveted subdivisions in Baton Rouge. Our dues are well in line with other subdivisions in the area, and we have not had an increase since 2005. Without additional revenue, we will be forced to cut nonmandated services.

The process to increase dues will include a formal notice of the meeting's time and place along with a ballot. At the meeting, I will present the budget showing where the money goes. We will have an open forum for all of you to address your concerns and ask us to demonstrate that we indeed need this increase. At the end of the meeting, we vote.

We all know that costs have risen and it costs more to run your household than it did in 2005. Your association is not immune to the effects of rising costs. We are asking you for \$4.33 more a month to protect the value of your most important investment, your home. In the end it's pretty simple, we can't spend more than we take in. Please support our efforts to continue to make LAWO the best place to live! Thank you.

Thus, it is prudent for your Board of Directors to inform you that we will put in

David Simoneaux, LAWO President

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 lawoemail@bellsouth.net.

You can also 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.

If you are new to LAWO, request your "Welcome to the Subdivision" packet from Diane Brown, 753-3306.

LAWO Real Estate Update



There are currently four homes on the market in LAWO with an average list price of \$340,075 and average price per square foot of \$120.64 and average days on the market of 128.

Two homes have sold and closed this year with an average sales price of \$280,450, average price per square foot of \$114.11 and average days on the market of 10. There are currently 5 homes under contract but not closed with an

average LIST price of \$328,430, average price per sq. ft. \$115.00 and average 136 days on the market.

The information provided is based exclusively on MLS data and is neither guaranteed nor warranted nor is it intended to accurately reflect your individual home's value.

Christmas Lights Contest

Congratulations to the following homeowners who earned gift certificates to Louisiana Nursery:

1st Place – Mike & Debra Hale, 19350 Indian Ridge Avenue

2nd Place – Ware & Suzanne Carpenter, 19341 Indian Ridge Avenue

3rd Place – Charles & Joan Fenn, 19049 Wildlife Way Drive



Donations

We received \$870 in donations to be used toward lake maintenance, security, and sidewalk repairs. 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.

2009 LAW0 Committees

The LAW0 Association board meetings are held every month on the third Tuesday at the Jones Creek Library at 6:30 pm.

2009 Board Members

David Simoneaux, President	223-6091	dsimoneaux@cox.net
Harry Burton, Vice President	753-2795	hburt1@cox.net
Lee Ann Thomas, Secretary	755-8144	lee.thomas@brgeneral.org
Virginia Yarbrough, Treasurer	751-2369	vkyardbird@cox.net
Stan Douglas	275-2958	stan57man@cox.net
Nanette Edwards	772-2363	nans-clan@cox.net
Clayton Romie	753-1070	sps@coral-gardens.com

2009 ACC Members

Lori Miller, Chair	756-5574	lala000@cox.net
Jennifer Cargill	753-6510	jcargill1@cox.net
Rich Whitlow	751-6115	

2009 Chairmanships

Tracy Alleman – Communications	753-2654	lawoemail@bellsouth.net
Beama Pierce – Directory & Newsletters	755-3934	beamapierce@yahoo.com
Debra Morris – Message Boards	954-1060	dmorris@eatel.net
Volunteer needed – Environmental		
Stan Douglas – Security	751-3714	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	acbrownl@cox.net
Sallie Williams – Web site	751-0535	sallie@salliewilliams.com



Yard of the Month

The Yard of the Month Committee consists of ten members. On the last two days of each month (excluding January and February), two Committee members nominate yards they consider the most deserving. The remainder of the Committee votes for the winner.

The only restriction is that previous Yard of the Month winners are ineligible for one year.

We would like to thank all of the homeowners here in LAW0 for keeping their lawns and gardens so beautiful throughout the year. Congratula-

tions to the following homeowners for being selected as the Yard of the Month recipients for:

March – John & Pandora Roethele, 18432 North Lake Shadow Drive

April – John Rapasky & Emery Vallet, 18533 North Lake Shadow Drive



ACC News



The **Architectural Control Committee** of the Lake at White Oak is charged with carrying out the general plan of development and improvement of the subdivision, and to maintain a high standard of appearance for the benefit of all homeowners.

As is the case for many other subdivisions, the use of property in the Lake at White Oak is governed by the *Declaration of Covenants and Restrictions*. The provisions contained in this document set forth a general plan governing building standards, specified uses and improvements to homes within the subdivision. It also prohibits certain kinds of uses and development of property.

The purpose of setting such restrictions is to create a residential community which has a uniform plan of development and which preserves the property values and amenities in our subdivision. A copy of the *Covenants* for your filing may be obtained at the Jones Creek Library. We think it would be beneficial for homeowners to read this document. The following is a summary of some of its more important provisions.

Prior to the commencement of any work on a lot, the owner must submit to

the Committee, for approval, a set of plans and specifications for the construction or remodeling of all residences, garages, buildings, fences and walls, swimming pools, greenhouses, and other significant improvements. For example, written approval from the Committee must be obtained for such things as:

- Initial house plans
- Removal of trees
- Construction of fences
- Installation of satellite dishes
- Remodeling and additions

The *Covenants* also prohibit certain uses of property within the subdivision.

These include, but are not limited to:

- Parking RVs, boats, trailers, commercial vehicles, school buses or motor homes such that they are visible from the front street
- Vegetable gardens that are visible from any street
- Fences more than 6 feet high

If you have any questions about the *Restrictions*, please call one of the ACC members.

Security Update



The LAWO board has hired deputies from the East Baton Rouge (EBR) Sheriff's office to patrol our subdivision in order to reduce the number of problems with safety issues. These deputies patrol our subdivision at different times throughout the day. The board has ap-

proved approximately 80 hours/month for security services.

If you observe any suspicious activity or need to report an incident, please call the EBR Sheriff's office at 225-389-5000.