



CHANTICLEER ESTATES HOMEOWNERS ASSOCIATION

NEWSLETTER

ISSUE 3 : December 2002

Happy Holiday Season to you all! The third meeting of the Chanticleer Estates Homeowners Association ("CEHA") was held as scheduled on November 12, 2002 at the First Pentecostal Church at 7 p.m. We all would like to thank Rev. Donald Bryan one of the newest members of the CEHA family who offered his church for our CEHA meetings! Thanks to the officers and committee members whose hard work to get CEHA off the ground running.

*** Officer Reports ***

Dan Megilligan's - President's Report:

Chanticleer Architectural Control Committee ("CACC"). Glen Ashley, Shea Johnson and Wayne McClure were appointed at our first meeting. Brian Reine initially indicated that the control of architectural changes and improvements would remain with him. However, Reine now states that he would like the CEHA to sign off on issues regarding fences, pools, storage sheds, tree removal, etc. before he gives his final approval. Therefore, anyone wanting to do additional construction on their lot other than the main house should first contact Glen Ashley, Shea Johnson or Wayne McClure to submit their requests and/or plans. The CACC will make a CEHA determination, forward the request onto Reine for his approval or rejection, and then report back to the homeowner.

Outstanding Dues. Following our September meeting the Board of Directors met to discuss collection of outstanding dues. Dan Megilligan proposed a letter be sent to all homeowners via certified mail which would include an invoice for dues owed indicating interest and late fees which would apply if not paid timely. In response to that mailing we have received all dues.

Retention Pond. Dan reported on his meeting with parish officials. The Good news is that the bridge is the responsibility of the parish. Also, the parish does not think we will have any problems concerning the retention pond in the foreseeable future. The pond provides sufficient drainage for typical rainfalls up to amounts expected from 30-year storms. It was not designed to handle rainfall amounts characteristic of 300-year storms, as Alicia produced. Dan has a detailed report of the meeting that outlines the specific requirements for the parish to consider assuming responsibility of the retention pond. Dan explained that if the homeowners decide that they want to go forward with the six major steps to get

the parish to take over the retention pond, it would require CEHA investment of thousands of dollars and would not guarantee that the parish would accept responsibility. Also, if any one lot owner along the pond rejects the plan to grant a servitude of 10 to 15 feet of their property for this right-of-way to the parish it can not go forward. The Board unanimously proposed that we do nothing further regarding getting the parish to accept responsibility for the retention pond as it is functioning within the guidelines required, and the parish engineers do not see a problem with its capabilities in the foreseeable future. A motion to do nothing at this time was passed.

Shawn Doll's - Vice President's Report: Shawn reminded all homeowners living along the lake to keep the grass cut along the water's edge, just as all homeowners must cut and maintain our ditches in the front of our homes. We must all take it upon ourselves to help to keep our neighborhood clean by picking up trash when we see it and to report to the contractors if their subcontractors are not keeping their construction sites clean. Shawn was happy to report that the neighborhood Halloween party was a great success. All the children had a great time playing games, going on a hayride, and of course getting lots of treats.

Joey Lagreco's – Treasure's Report: Joey Lagreco reported that dues collected totaled \$14,200.

***** Committee Reports *****

Military Road Alliance: Wayne McClure reported Any CEHA member wishing to attend a MRA meeting is welcome. If you have any concerns that you would like to raise or have raised by one of our representatives, please contact Wayne McClure. MRA helps to sponsor Toys for Tots and requested a donation from its members. Wayne moved that we donate \$50.00 to Toys for Tots. The motion passed. If anyone would like to give Wayne a personal check to be included with our donation, please contact him.

Chanticleer Beautification Committee: Linda Ashley requested that the Beautification Committee look into the possibility of lighted water fountains on either side of the bridge for aeration, mosquito control, and beautification. Kendra Wadleigh gave a report on what the information she had gathered so far. Kendra will report at the next meeting with more details and a vote will be called at the next meeting.

Chanticleer Welcoming Committee: Wayne McClure reported for Ann Roe that if someone moves into the neighborhood to please contact her so she may properly welcome the new neighbors.

Chanticleer Newsletter Committee: Toni Frampton asked that any information to be included in the next newsletter should be submitted to her.

**** *New Business* ****

Christmas Party: The first annual Christmas Party is scheduled for December 7 at 7 p.m. at Salvaggio's Restaurant. Please contact Heidi Boyanton if you can come as soon as possible.

Our Beloved Pets. Regarding your pets and courtesy to your neighborhood. With many children in the neighborhood playing outside, we ask you to keep your dog fenced or on a leash when outside. Be courteous. When you are walking your dog, please remember to curb your dog. Your dog should not be roaming on someone else's property without invitation. If your dog does relieve itself on someone's property, please take care to clean it up. It is your responsibility. Those of us with pets enjoy walking them in the neighborhood, but we all have a responsibility to keep our neighborhood safe for the children and as clean and beautiful as we can.

Chanticleer Neighborhood Watch. Mel Bussell introduced Sergeant Joe Way, ACPC, of the Crime Prevention Unit in St. Tammany Parish. Sgt. Way gave a very informative presentation on the Neighborhood Watch Program. Sgt. Way explained the requirements to become a recognized Neighborhood Watch participant and how it would help our neighborhood. He explained the many programs and classes in safety, home security, child safety, Lady Beware, etc. Mel Bussell will work with Sgt. Way to organize meetings in the neighborhood to meet the requirements to be a participant. All homeowners attending the meeting were very interested in getting this program started. Watch the newsletter for additional information. If you would like to contact Sgt. Way with any questions, please call 875-2105. For more information on Neighborhood Watch Programs and details go to: stpsocpo@bellsouth.net or www.stpsocpo.com.

Lot Requirements: As a reminder to all homeowners, please review the covenants regarding requirements when building and improving your lot. Sod is required for the front of all homes. No temporary structures are allowed such as storage sheds, etc. There are minimal requirements and guidelines outlined in the covenants. When you are building or improving your lot, please contact the CACC – Glen Ashley, Shea Johnson or Wayne McClure to get approval or to answer your questions.

Stop Signs: For those residents unaware of the reason for the stop signs placed in the neighborhood, Toni Frampton explained that there was a traffic study done by the St. Tammany Parish traffic engineering department to determine the necessity of the proposed stop signs. The signs were then placed in the neighborhood. Vehicles speeding on the long run from Robert Road down Chanticleer Drive were a common occurrence. There was an explanation about how the stop signs were petitioned for by the residents for our children's safety. A motion was made that the signs stay as they are. A vote was called 26 voted aye, 1 nay. The motion passed. On the same subject, Wayne McClure asked the homeowners to report

drivers who speed or do not stop at the stop signs to the Business' for whom they drive. Wayne said that these businesses want to be good neighbors and would welcome calls reporting unsafe handling of their equipment.

Ditches. Carroll Townsend wanted to know what, if anything, could be done to make the ditches (which have been deepened since original construction) easier to maintain. After a discussion of the possibilities, it was determined that it would be difficult to change the ditches due to parish drainage requirements.

Sound Barriers. Jeffrey Romano asked if there were any sound barriers planned in the future for Chanticleer along Highway 59. Wayne McClure and Dan Megilligan reported that at the MRA sound barriers were discussed and sound barriers are being placed along the Country Club side of the I-12 now. It may be several years and many more dollars before they actually put them in, but we are slated to have them eventually.

**** Next Meeting ****

Thanks to Rev. Donald Bryan one of the newest members of the CEHA family who offered his church for our CEHA meetings!

**February 11, 2003 at 7 p.m.
First Pentecostal Church
388 Robert Boulevard
Slidell, LA 70458
McKinney Building.**

**** Baby News ****

Our community is growing larger everyday! We have now our first baby born in the neighborhood! Congratulations to Nina and Cody Teff who have delivered their first baby Emma Rose a healthy baby girl on October 31!

**** Thank you!!! ****