



CHANTICLEER ESTATES
HOMEOWNERS ASSOCIATION

NEWSLETTER

ISSUE 4
FEBRUARY 2003

We're back! There's a lot of important information in this newsletter. Take a few minutes to read it through. We want you to be informed.

The fourth meeting of the Chanticleer Estates Homeowners Association ("CEHA") was held on Tuesday, February 11, 2003, which began at 7 p.m. Linda Ashley reported a quorum of the membership was realized with 27 out of 71 lot owners being represented.

***** OFFICER REPORTS *****

President. Dan Megillian presented the "Request for Minor Renovations" form to the homeowners. Homeowners wishing to make renovations such as the addition of sheds, storage buildings, gazebos, greenhouses, pool houses, pools, spas, fences, or any other construction, or for approval of the removal of trees should use the form. The completed form should be submitted to Glen Ashley, Shea Johnson or Wayne McClure (the CACC), who will review and verify compliance with the covenants. The CACC will then make a recommendation, get Reine's approval or rejection, and report back to the homeowner within two weeks. The CEHA Secretary will keep the completed forms on file. The motion was moved, seconded and passed unanimously.

Vice President. Shawn Doll reported that the Beautification Committee has done a great job adding the flowers at the front entrance and on the seasonal decorations. Shawn reported the problem of large trucks damaging the lawn as they turn into the subdivision. Please report any damage you see to the Board or directly to the company responsible. In addition, Shawn will look into ways to keep the trash picked up along Robert Road.

Secretary. The minutes of the last meeting were approved as written.

Treasurer. Joey Lagreco was out of town, so Shawn gave the Treasurer's report. An explanation of current expenses was given to the membership.

***** COMMITTEE REPORTS *****

Chanticleer Beautification Committee. Kendra Wadleigh thanked all of the homeowners for their participation in lining our streets with the luminaries on Christmas Eve.

Chanticleer Welcoming Committee. We have several new families in our neighborhood: the Errington family (Lot 1), the Montalvo family (Lot 13), Kenneth Mathews (Lot 41), the Romano family (Lot 56), and Donna Wille (Lot 67). Please be sure to welcome them to the neighborhood. We also want to welcome our two new baby girls: Chloe Rose Couvillion, born February 10 to Christine and Michael Couvillion; and Camryn Shea Johnson, born February 19 to Jody and Shea Johnson.

Chanticleer Newsletter Committee. Please submit any news to be included in the newsletter to the CNC. Toni Frampton heads this committee.

Chanticleer Security Committee. No report.

Chanticleer Social Gathering Committee. Heidi Boyanton will be gathering information for a crawfish boil for the neighborhood. All ideas are welcome. Please call Heidi if you are interested in helping or if you have an idea.

Neighborhood Watch. Mel Bussell reported that Sergeant Joe Way was called to active duty. Deputy Allshire will be our contact until Sergeant Way returns. To reach Deputy Allshire to set up an inspection of your home, please call 875-2102. If you have any questions other questions, you may call Mel Bussell.

Military Road Alliance. Dan Megillian reported that the MRA meeting was scheduled for the February 19th at 7:30 p.m. at Northshore High School. If you have any concerns that you would like to raise or have raised by one of our representatives, please contact Wayne McClure or Dan Megillian.

** * * OLD BUSINESS * * **

Retention Pond Maintenance and Beautification Proposal. Linda Ashley and Joey Lagreco extensively researched information for the installation of two fountains for the lake. The plan is to install one lighted fountain on each side of the bridge at a point in the lake that will best help with aeration and beautification of our lake.

Joey Lagreco met with Cleco and got specific information on the requirements and approximate cost of the electrical requirements and cost of installation. Linda reported on the Board's proposal to have two Crystal Geysers, Aqua Master fountains installed by the Pond Man. The Pond Man is a Certified Pond Master and recommended the Aqua Master fountains because of their quality and durability.

These beautiful floating fountain aerators are one of the most popular aeration tools used today. They create a beautiful spray which absorbs oxygen above the water's surface. The oxygen-filled droplets strike the surface of the water, releasing oxygen and creating additional wave action, while transferring over two pounds of oxygen per horsepower per hour. This continuing cycle of oxygen transfer and circulation will help clear the water in our lake while adding beauty and value to our subdivision.

Dan Megillian distributed several scenarios for financing the fountains. The approximate cost of the fountains and installation is \$7,000. A rough breakdown for each fountain is \$2,600 for each ½ horsepower Crystal Geysers, and \$600 for the light kit for a subtotal of \$3,200 each. The cost of installation is approximately \$100 per hour for the Pond Man. The Pond Man estimated approximately three hours for installation. There will be some additional charges for extra cable, etc. when it is determined exactly where the fountains will be installed. After a discussion concerning the various proposals, it was moved, seconded and unanimously voted to go forward with the fountains for the lake.

The Board reported that there was enough money in the treasury to pay for one fountain this year. If we maintain a \$200 per lot annual dues for the next year, we will have enough money to pay for

the other fountain. Everyone at the meeting voiced a desire to have both fountains installed as early as we can manage it. However, to install the fountains now will require money either through a loan or from payments from CEHA members willing to contribute now against their next year's dues. The membership had no authority to approve setting next year's dues at the meeting, so it was decided that a Special Meeting will be required to set next year's dues. After a motion and second, it was unanimously voted to have a Special Meeting on March 11, 2003 at 7 p.m. at the church.

During the discussion of the financial matters for installation of the fountains, a question was raised to the Board about the reason a \$5,000 minimum checking account balance was required. The Board briefly explained the minimum required checking account balance for no fees by the bank is \$5,000. In addition, the Board felt that a minimum of \$5,000 was a reasonably safe balance to handle unforeseen contingencies. At the Special Meeting, the Board will answer any further questions about the minimum checking account balance.

***** NEW BUSINESS *****

Covenant Clarifications. Dan Megilligan reported the need for clarifications on the following covenants. The Board has proposed resolutions to clarify the following covenants.

Article VII, Section 7.1, Number 4 – Fences: “No fence or wall shall be erected, placed or altered on any subdivision lot near to the street than the back of the main residence.”

To clarify the “back of the main residence” the following is offered:

BE IT RESOLVED that **Article VII, Section 7.1, Number 4 – Fences** is clarified by defining the “back of the main residence” to mean the back portion of the main residence when the back portion is measured by the portion further from the street when placing a mid point along the depth of the main residence of which the fence or wall is to be erected, placed or altered.

Article VII, Section 7.1, Number 33 – Sod Installation: “The entire front yard from the front of the house to the street right-of-way shall have sod installed.”

The Covenants clearly intend that sod be installed but are silent on timing of installation. To clarify the timing, the following resolution is offered:

BE IT RESOLVED that **Article VII, Section 7.1, Number 33 – Sod Installation** shall mean that sod shall be installed within two (2) months after taking initial possession of the residence.

It was moved, seconded that the resolutions for Fences and Sod Installation be approved by the membership. The motion passed unanimously.

Garbage Pickup. At our next regular meeting, the Board will present two bids of competitive waste management companies regarding the pickup of trash in our neighborhood.

Next Meeting. Our next meeting will be the Special Meeting. The date and time of the meeting will be **March 11, 2003 at 7 p.m.** The address is 388 Robert Boulevard (First Pentecostal Church, McKinney Building). If you will not be able to attend the meeting, please give your proxy to one of the CEHA officers. **See you there!**