



CHANTICLEER ESTATES
HOMEOWNERS ASSOCIATION

NEWSLETTER

ISSUE 6
AUGUST 2003

The sixth meeting of the Chanticleer Estates Homeowners Association ("CEHA") was held on Tuesday, August 12, 2003, which began at 7 p.m. Linda Ashley reported a quorum of the membership was realized with 33 out of 71 lot owners being represented.

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

President. Dan reported that at the Board of Directors Meeting held July 19, a letter to all undeveloped lot owners was approved to be mailed regarding maintenance of overgrown weeds. Lot 2 is in the process of getting a permit for development, Lot 65 should begin construction in a month to a month and a half, and Lot 45 has not yet responded. A variance was approved by the Board and given to the Architectural Committee for the construction of the Errington's shed on Lot 1.

Vice President. Shawn was unable to attend, however, he relayed that the grounds maintenance service will not increase for the coming year.

Secretary. The minutes of the last meeting were approved as written. Please take a minute to fill out and return your membership form. Also be sure to indicate if you would like to serve on a committee.

Treasurer. Joey Lagreco was out of town, so Stephanie gave the Treasurer's report. More than half of the membership has paid its dues for the upcoming year. Please be sure to pay your \$200 dues before September 1 to avoid any late fees or interest.

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

Beautification Committee. Kendra was unable to attend. Several suggestions were made for next year's beautification which include: possibly replacing the bird ornaments on the front walls, trimming the shrubs lower, replacing or removing the old ribbons, adding more colorful flowers, possibly adding lights to the center brick entrance wall, etc. A clean-up day will be planned soon. We want your input and help to beautify Chanticleer.

Welcoming Committee. Welcome to Barbara and Mark Gayheart, who recently moved in Chanticleer (Lot 16). Welcome home and thanks to Bradley Errington, one of our servicemen who has returned home from serving Kuwait. Congratulations to Melanie and Shawn Doll on the birth of their son, Carson Michael Doll, born August 1, 2003 (Lot 15).

If you have any questions or if we can answer any questions, just give us a call. Booklets are available that contain the covenants and a list of CEHA members. The Neighborhood Directory is passed around to update information on CEHA members.

Newsletter Committee. Our newsletter summarizes the minutes of our previous meetings to give an update to all homeowners especially if they were unable to attend the meeting. If you would like to submit news or announcements, please let Linda Ashley know.

Social Gathering Committee. Our first Ladies Night Out was held at Osaka's restaurant Thursday, August 7. It was a great success. Heidi asked all to RSVP as soon as possible in order to make reservations and to be notified if there are any changes in plans for future events. Heidi also reported that the Chanticleer Halloween party planning is in the works. If you have any ideas or suggestions or if you would like to volunteer to help plan the neighborhood party, please contact Heidi.

Military Road Alliance Committee. Wayne reported that the MRA meetings are scheduled for the third Wednesday of every month at the Levee Board office. The next meeting is August 20, 2003 at 7 p.m. Our three voting representatives are Wayne McClure, Dan Megilligan and our newest member Steve McCasland. Anyone may attend these meetings. If you have any concerns that you would like to raise or have raised by one of our representatives, please contact Wayne McClure, Dan Megilligan or Steve McCasland.

Dan explained the strength of the MRA as a powerful group capable of swaying voters on important issues. A current issue that will be discussed is clean up of the ditches along Robert Road to improve drainage. Dan and Wayne also explained that a new subdivision was discussed at the last MRA meeting that will be built off Robert Road near Lincoln Road.

Neighborhood Watch Committee. Mel Bussell explained the importance of the CEHA becoming a Neighborhood Watch member. He urged all CEHA members to call Deputy Phillip Aleshire, Crime Prevention Specialist, at 985-875-2102 for information on the Neighborhood Watch Programs and how you can help improve the safety of your home and our neighborhood. This is a free service.

Architectural Control Committee. Glen Ashley reported that several homeowners have contacted the CACC for approval of fences and sheds. Glen reminded all CEHA members that they **MUST** complete the form for minor improvements, renovations, construction (sheds, fences, additions, pools, gazebos, etc.) or tree removal **BEFORE** any work is started.

The completed form should be turned in the CACC for review and approval. The forms for construction, renovation, improvements and tree removal should be filled out and turned into the Architectural Committee for review. This form is a checklist that which allows the Architectural Committee to verify that the new construction, renovation, improvements or tree removals will be done according to the covenants. The submitted form is then reviewed by the Committee and the site is checked to verify that the project is planned within covenant guidelines. The Committee then returns a signed form back

to the homeowner as quickly as possible to enable the homeowner to go forward with their project once approved.

If the project cannot be approved as proposed, the Committee may help by making suggestions to enable the homeowner to complete their project with changes that will comply or a variance may be requested from the Board of Directors. If a variance is required, the Board will determine if it should be approved and if so, the variance will be granted. The written variance will be given to the Architectural Committee, who will give the results to the homeowner requesting same.

All approved forms and variances are maintained by the CEHA Secretary.

Audit Committee. – Ralph Veth reported that a six-month audit was performed and that an annual audit will be done before the accounting books are turned over to the new Treasurer. Ralph reported that there were no problems with the books and that the audit was successful.

***** OLD BUSINESS*****

Waste Management. Dan reported that Coastal has overwhelming been selected by the homeowners as their waste management company. If you wish to become a Coastal customer when your current contract is concluded, please let Coastal know you are a Chanticleer homeowner. Also, please call to put your name on the waiting list for recycle bins (which are currently on backorder).

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

Covenant Revisions. Nina Teff reported on her review of the covenants and provided a handout of the outline of her analysis regarding the need to clarify some provisions and the opportunity to add provisions that are needed. The CEHA membership briefly discussed their concerns and issues they felt needed to be addressed. The main concerns were flexibility, clarification of some wording, updating certain information, and ways to clearly set forth the authority of the CEHA Board to enforce the covenant restrictions, including what actions can and will be taken in order to force compliance if necessary. The actions include, but are not limited to: assessing interest and fines on past due balances, including non-payment of dues, for non-compliance of landscaping and/or sod installation, upkeep or use of property, non-approved renovations or new construction of any type including but not limited to fences, pools, sheds, gazebos, etc., and/or placing liens on non-complying properties. Drafts of new restated covenants will be presented to the CEHA members at the November CEHA meeting. Once approved by the CEHA members (67% or 48 lots of the total 71 lots is required to change the covenants), an outside counsel will be obtained to review the new restated covenants. A \$500 maximum was approved for fees and costs to go forward with recording the new Covenants in the public records.

David Daigle, Emmett Mercier, and Beatriz Woodall volunteered to work with Nina to prepare the draft of the Covenants for the November CEHA meeting.

Proxy for CEHA Homeowners. It was proposed by the Board that CEHA homeowners could sign a proxy that would stand if a homeowner was not in attendance or had not given their proxy to another homeowner to vote for them on specific issues. The CEHA

Secretary will maintain all proxies, including the one signed by CEHA homeowners who wish the Board to vote for them if they cannot attend and have not given their proxy to another CEHA member.

Budget For The Coming Year. Dan reviewed the proposed budget that was mailed to all CEHA members before the meeting. Dan explained that the \$500 approved for revision of the Covenants would reduce the balance by that amount. The budget was approved by the CEHA members.

Nominating Committee for Officers. Ralph Veth passed the ballots out for the officers for next year. Running for office were: President – Emmett Mercier, Vice President – Nina Teff and Ken Mathews, Secretary – Linda Ashley, and Treasurer – Dan Megilligan. Ralph asked if there were any nominations from the floor. None were offered. The ballots were collected by Ralph Veth, who gave the results at the end of the meeting. President – Emmett Mercier, Vice President – Nina Teff, Secretary – Linda Ashley, and Treasurer – Dan Megilligan. The new CEHA officers will take over September 1, 2003.

Drainage Committee. Deborah and Dan Lascari raised their concerns about the level of water after heavy rains and asked questions about the responsibility of the pond. Dan Megilligan explained that earlier in the year the Board raised these issues with the parish and was told that the pond was the responsibility of the subdivision. The parish had previously required the developer to make drainage improvements after Allison to improve the drainage of the pond to handle a 300-year storm. Once the developer made the improvements, he was able to give the responsibility to the CEHA.

Mark Gayheart made several suggestions to help improve the flow of water to the pond which included cleaning out drains in front of our homes and keeping trash out of the pond. Beatriz Woodall said that her husband Robert, would help on a committee to work with the parish and the CEHA on drainage issues and improvement. Brad Errington also reported that the water flowing from the Cemetery Road towards Chanticleer on the back side of the lots along the road and into the pond was very high during the last storm. Mark Gayheart, Robert Woodall and Brad Errington were nominated to serve on the new CEHA Drainage Committee with the Board on current and future drainage issues. The CEHA Drainage Committee may also work with the CEHA Military Road Alliance to get additional information and help in this area.

Next Meeting. Our next meeting is scheduled on **November 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!**