

## Homeowners' Association Newsletter

December 6, 2006

### **The Holiday Season is here and there are so many things to do....**

The annual meeting for the Clipper Estates Master Homeowners' Association, Inc. is scheduled for Wednesday, December 20, 2006 at the North Shore Harbor Center at 100 Harbor Center Boulevard, Slidell, 70461. Registration will begin at 6:00 p.m. with the meeting commencing at 6:30 p.m.

As prescribed in Article V, Section 1A, the Declarant has appointed six Board Members. At the meeting, the non-appointed Board members will be elected for the Deep Water Unit, Multi-Family Unit and Lake Bottom Unit Classes, as well as the Parcel Representatives for each phase. Nominations will be accepted at the meeting. Please note that a property owner must be current with his or her assessments, and not in violation of any Covenants Conditions or Restrictions in order to vote or to serve. If there is any discrepancy or question on your account, please resolve this matter prior to the meeting date.

The Homeowners' Association (HOA) would like to take this opportunity give an update on the activity in Clipper Estates. The subdivision has been through hard times yet we are thriving towards the future with commitment and perseverance. The real estate value of property in Clipper Estates has only increased in value and there is only growth ahead. Many owners have made numerous improvements to their property that surpasses its pre-storm condition. The HOA would like to thank everyone for their community devotion that is clearly apparent and visually exemplified as you drive threw the subdivision.

We moved into our new office on September 16<sup>th</sup>. It is the two story house just behind the green space where the trailer used to be, and that area is now for parking for office business. Notice the Clipper Estates sign in the yard, and the address is: 1299 Cutter Cove, Slidell, LA 70458.

A Parcel Representative Meeting was held on Wednesday, November 29<sup>th</sup>. We discussed many plans for the subdivision and concerns of the residence. One discussion pertained to curbing repairs throughout the subdivision. We will begin assessing the total linear footage of curbing needing repair, and hold a meeting with the maintenance committee to discuss plans of implementation in the spring. If you have any comments please voice them to your parcel representative. (See attached list) Landscaping of the circles in cul-de-sacs, and development of architectural and other landscaping elements for the future were also discussed. More detail on those will follow next quarter. Again please take the opportunity to voice your concerns, and ideas to your representative so that we can address them at the next Parcel Representative Meeting.

We are all aware of the chronic problems with the new gates and entry system. Everyone is also aware of the inconvenience they pose when they are not operating. There are some technical difficulties that are being tweaked out. However, the gate has been vandalized a few times. Cameras have been added to better monitor the situation, yet it has clearly exasperated the situation. If anyone knows how to stop this vandalizing please help your HOA with a solution to this very costly and time-consuming problem. Your dues pay for the gate repairs, as well as the administrative time it consumes to implement them.

The HOA has been lenient with enforcing some basic restrictions with the understanding that most people are overwhelmed with more important responsibilities. However, everyone must now adhere to all of the Guidelines and CC&R requirements. There are a few of these restrictions that many people are either not aware of or have become complacent towards.

Beginning with the boats and trailers parked on empty lots and in driveways; this is a subdivision violation (CC&R's Sec. 4.5 Parking).

**“No open parking space, driveway, or street area shall be used for storage of boats, trailers, jet skis, or other crafts, campers, unused or inoperable automobiles, vehicles or any other items.”**

This violation has a fine of \$5.00 per day for non-compliance. Please move all such items immediately. ONLY EXCEPTION: a FEMA , or FEMA like, camper or trailer that is currently lived in.

It is imperative that everyone keeps their grass cut and property cleared of trash and construction debris. No one is to allow the grass on their property to grow taller than 1'-0" in height. This violation also carries a fine of \$5.00 per day. If property does not come into compliance within a reasonable amount of time the HOA will cut and clear the property and charge the homeowner for services and fines.

Everyone loves their pet. You must leash them. There has been a dog attack in the subdivision that has brought great concern to our residents. It is a subdivision restriction, as well as a parish law, that all pets must be restrained. The safety of our residents is at risk. In addition, when walking your pet you must curb them. Clipper Estates public park areas and other people's lawns are not your pets private toilet. **Poop and scoop! It is disgusting and disrespectful to your neighbor!**

The Rules and Regulations Regarding Compliance with Declaration of Covenants, Conditions, and Restrictions for the special assessment fines was attached to your quarterly statement dated 12/1/2006. Please review this list and become familiar with it for these fines will become strictly enforced.

As always it has been a pleasure serving your community with its recovery and reconstruction. We hope that your Holiday Season is blessed with excitement and wonder. If there is anything that we can assist you with please contact the HOA Office.

Just a parting note for inspiration;

**“Life is not measured by the amount of breaths we take,  
But by the moments that take our breath away.”**

Sincerely,

**Shelly Ditta Doucet, M.Arch.**  
Homeowners' Association Chairperson