

South Point Homeowner's Association, Inc.

Established March 2003

South Point Homeowner's Association, Inc. Governs the 1st, 2nd, 3rd (Part 1), 4th, 5th, 6th, 9th and 10th Filings Only

newsletterspha@gmail.com

www.southpointsubdivision.com

April 2009 Quarterly Newsletter

Each of the following items/problems/issues has been addressed multiple times in prior newsletters, email communications and at meetings. Nonetheless, as homeowners and residents change, there is a need to reiterate common issues, problems, and concerns as addressed to the Board by homeowners:

KEY POINT REMINDERS

Speeding

- The speed limit throughout the neighborhood is 20 mph.
- Deputies who perform our private police patrols are issuing tickets to speeders and stop sign runners.
- The only solution to the problem begins with you, the individual. Please respect the speed limit at all times.

Off Road Motorized Toys

- Deputies who perform our private police patrols are instructed to issue tickets or take possession of any off road toys which are being driven on the Parish roads. This includes, but is not limited to, motorized scooters, go-carts, and ATV's.
- If the off-road motorized toy is not allowed on a highway or interstate, it is not allowed to be driven on a public road.

Dogs

- If it poops, you are obligated to scoop and clean up after your dog. Please do not allow your dog to defecate on the street or in a neighbor's yard. (RC ¶28)
- This includes your backyard, whether fenced or not. Excess accumulation of feces is noxious and can become a health issue and concern. (RC ¶29)
- All dogs should be on a leash, or contained in an enclosed area, such as a fenced yard.
- Louisiana does have a State leash law. Citation: LA R.S. 3:2771.
- Livingston Parish has a Parish Ordinance LPO-0658, regarding dog owners who allow their pets to roam freely. Owners can be fined or ordered to

serve jail time. Ord. 3-13-46 §§1.2 Ord. No. 00-36 Art. 1, 1-25-01.

Trespassing

- Accessibility to 5 out of 6 of our detention ponds is by trespassing against private property.
- Signs are erected at the ponds stating "No Trespassing, No Swimming, No Fishing." Please respect and obey these warnings.
- Signs have been erected and are enforceable by law.
- Mo-Dad treatment plants in the neighborhood are fenced.
- We have received complaints from residents that children are trespassing and tampering with the fences and sewer stations.
- Safety is our major concern with this problem. Charges can be pressed against trespassers. Please pass this information and knowledge to your children.

Children

- Encourage your children to play in your backyard, not in the street.
- Bicycle riders are required to obey all traffic signs the same as vehicles.
- Walkers should stay close to the curb when walking down the street and yield to traffic.
- Bottom line – parents are responsible for their children and supervision.

Parking in Front or Side Yards

- Parking of all vehicles routinely should be limited to your driveway, garage or carport.
- Boats or trailers 20' or under are allowed to be parked on the concrete in your driveway or behind your residence so that they are not visible from the front of your lot.
- Fines will be imposed and legal action will be taken against continuous violators. (RC ¶21)

Parking in Streets

- Routine parking of vehicles along the street is restricted.

- Vehicles parked on the street for 8 hours or less should face in the flow of traffic, not against it. Warnings will be issued.
- Tickets can and will be issued for continuous violators. (RC ¶26)

Trash, Debris & Waste Management Dumpsters

- Should be placed at the end of the curb no sooner than 24 hours before the regularly scheduled pick-up. (RC ¶29)
- Trash in yard, curb or street – take a moment and pick it up and dispose of it properly.
- If we each take a moment to do this routinely, it will continue to make a big difference in the overall appearance of our neighborhood.

Noise ordinances

- When driving through the subdivision, please turn down the volume in your vehicle.
- If a police officer can hear you from 50 feet away, you will be issued a ticket.
- Parish Ordinance, Article III. Noise, Sec. 5.5-14. Specific prohibitions. (a) Playing or operating, or permitting the playing, use or operation of any radio, musical instrument, phonograph, or other machine or device for the producing or reproducing of sound if such sound is for the purpose of entertainment or is used for that purpose or is used for the purpose of soliciting the sale of merchandise or any tangible goods or soliciting the vote of any person for a political candidate and can be heard from the distance of fifty (50) feet or more whether the source of such sound is located on public or private property. Ord. of 11-24-92, §5

Ditches and Drainage

- Do not discard trash or debris into the ditches.
- This is illegal and also prohibits Drainage District 1 from adequately maintaining the ditches.

Servitudes

- Homeowners are responsible for the mowing, weeding and maintenance of the servitude from their fence line to their property line.
- Most servitudes range from 15' to 25'.
- Consult the plat plans for your lot, available on our website, if you are unsure how far back your servitude measures.
- Fines can and will be assessed for homeowners who fail to maintain their servitude routinely.

Did You Forget?



DUES PAYMENT DEADLINE

Your semi-annual payment for 2009 HOA dues was due by March 31, 2009. If paying in two equal payments, your second and final payment is due on June 30, 2009.

A **big** thank you to all who have already submitted their payment in full or partial payment!

If you are selling your house, you are still responsible for paying your HOA dues. Reimbursement of any pro-rated amount of dues paid is a private matter between the seller and buyer of the house.

Liens will be filed on August 1, 2009, for non-payment of dues (in full or outstanding balance owed for calendar year 2009). Judgments will be filed against any homeowner who currently has a lien in place by SPHA for non-payment of dues for years 2005 to 2008.

QUARTERLY TREASURER'S REPORT

The following is from January 1 to April 9, 2009:

Dues collected: \$40,782

Expenses (does not reflect bills/expenses* not yet received for March or April 2009 as of printing time):

- All Seasons Landscaping & Lawn Care (2008 invoices) \$1,175.00
- AT&T Mobility \$177.14
- B&G Lawn Care \$1,250.00*
- City of Denham Springs \$223.40
- DEMCO \$461.12*
- D&O Insurance \$2,064.00
- Home Depot (Lawn Maintenance) \$452.65*
- Livingston Parish Clerk of Court Filing Fees \$38.00
- Private Police Patrols \$2,100.00
- Professional Fisheries Services \$2,639.35*
- McLin & Associates (Land Survey) \$800.00
- MB Fencing \$3,670.50
- Notary Public Fees \$10.00
- Office Depot \$463.99
- Secretary of State (Annual Report) \$5.00
- U.S. Post Office (Post box rental and postage purchased for 3 newsletter mail-outs, plus routine mail in anticipation of price increase of 2¢ per stamp) \$766.80
- Wal-Mart (Supplies Welcome Committee) \$9.16

Total: \$16,316.11

THE BOARD'S PURPOSE, RESPONSIBILITIES & DUTIES

To unite property owners in the betterment of [South Point] with the intent of promoting its prosperity, general welfare, to include the beauty and cleanliness of the area, as well as the health, safety, social, and general welfare of its residents."

"To gather, receive and disseminate such information as may seem helpful to the members; To enforce any and all covenants, restrictions, bylaws and agreements applicable to the subdivision; To represent its members in matters of litigation where common property and associated rights are involved; To fix and collect dues to be levied by the non-profit corporation against all homeowners for the furtherance of the purposes stated. Purpose (AOC Article IV ¶A & AOC Article IV ¶¶B-F):

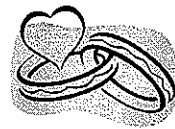
Regular Assessments (dues) are used for common expenses related to the recurring, periodic, and anticipated responsibilities of the Association, including but not limited to:

1. Maintenance, repair, and replacement of the Common Areas.
2. Utilities and services billed to the Association.
3. Taxes on property owned by the Association and the Association's income taxes.
4. Management, legal, accounting and professional fees for services to the Association.
5. Operating Expenses.
6. Premiums and deductibles on insurance policies and bonds deemed by the Board to be necessary or desirable for the benefit of the Association.
7. Contributions to the reserve funds.
8. Any other expense which the Association is required by law or the Community Documents to pay, or which in the opinion of the Board is necessary or proper for the operation and maintenance of the Property or for enforcement of the Community Documents. (RC ¶43)



DID YOU KNOW?

On May 11, 2009, first class postage goes up in price to .44¢. The Forever Stamp can be purchased for the current rate of .42¢ and used after the price increase.



SPECIAL COMMUNITY ANNOUNCEMENTS CONGRATULATIONS!

Graduating seniors – Denham Springs High School

*Gabrielle Scott
Joseph "Texas" Ryan*

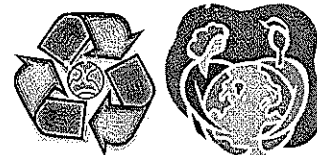
*Wendy Savoy graduated medical school on April 2, 2009
with a 4.0 GPA!*

*Joe and Anita Ryan are celebrating their 20th wedding
anniversary on May 27th!*



BOARD OF DIRECTORS MEETINGS

Board meetings are open meetings held on the second Monday of each month and residents may attend as guests. If you have an item you would like added to the agenda or wish to have an appeals hearing on a Restrictive Covenant Violation, you *must* contact the Board no less than 24 hours prior to the scheduled meeting. Meetings are held at 7:00 p.m. at a Board member's home.



BEAUTIFICATION COMMITTEE EARTH DAY 2009

Earth Day 2009 is April 22. This annual event began in 1970. What is Earth Day? It is a time to celebrate the gains people have made and to create new visions to accelerate environmental progress. Earth Day is a time to unite around new actions. Earth Day and every day is a time to act to protect our planet.

We encourage everyone to take a few minutes of their time on **Saturday, April 18 & 25, 2009**, to look around the curb and street in front of their home or the field or ditch behind their home and pick up any litter or debris. This includes paper, package wrappers, cigarette butts, and crushed cans.

*You can make a difference in your
neighborhood – get involved!*

Please join us for the first 2009 South Point

NEIGHBORHOOD WATCH

Meeting

April 23, 2009

7 PM

Grey's Creek Elementary Cafeteria

Come be a part of the new team dedicated to
keeping crime out of our neighborhood!

You CAN make a difference!

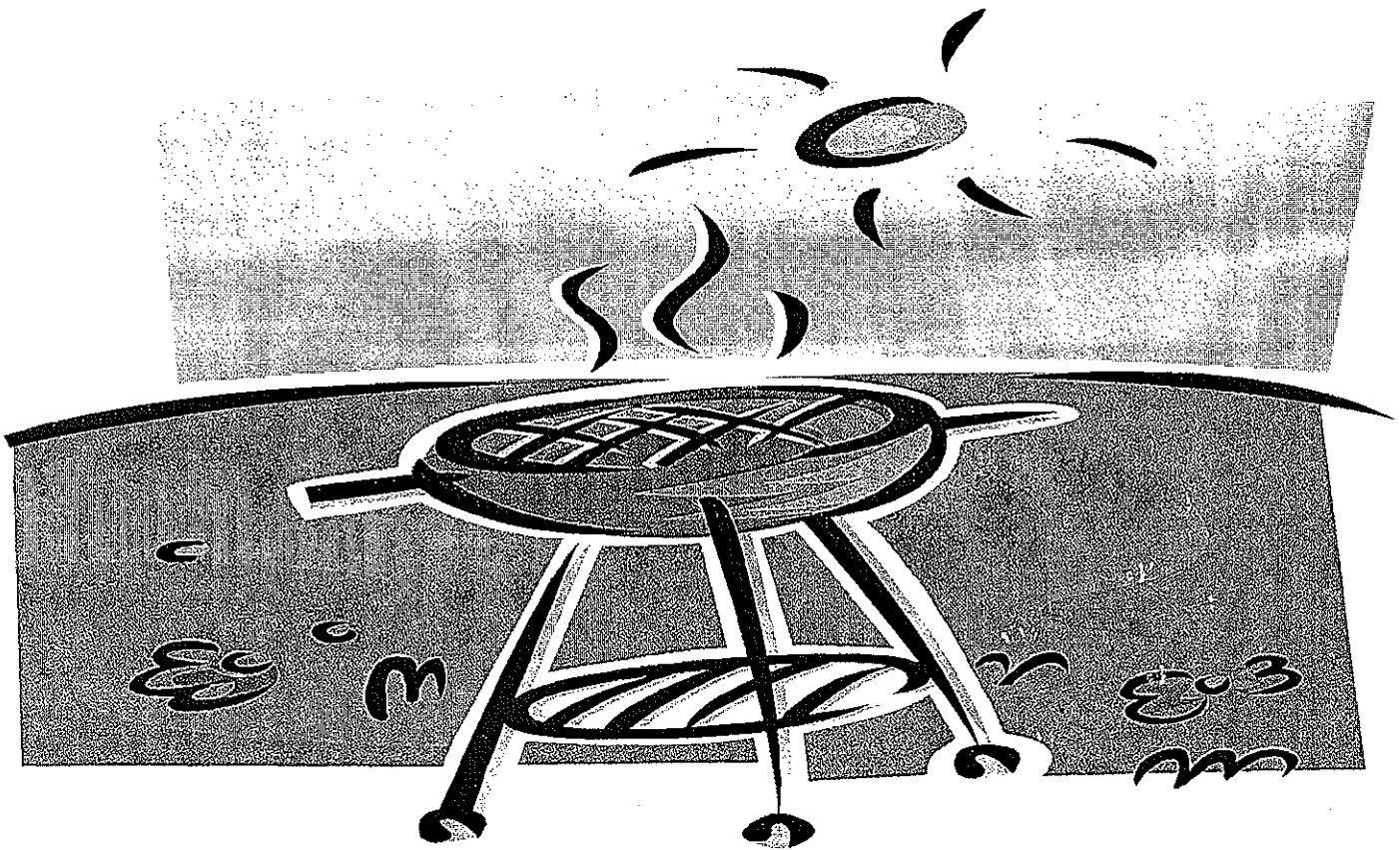
Please e-mail us at nwspha@gmail.com if
you are interested in attending!

South Point Homeowner's Annual BBQ Social Event

Come out to meet your neighbors
and enjoy the fun! Everyone is welcomed.

Saturday, May 2, 2009 @ 11:00 a.m. – 4:00 p.m.
Stonegate Drive at dead end by Pond #5

Bring your lawn chair and appetite to the event!



Jointly Hosted By:
South Point Homeowner's Association, Inc.
and South Point Subdivision Phase II
Homeowner's Association, Inc.

- REMINDERS-

Neighborhood Watch Meeting – Thursday, April 23, 2009, 7:00 p.m.
Gray's Creek Elementary School
nwspha@gmail.com

2009 Annual BBQ Social Event
socialeventspha@gmail.com
Saturday, May 2, 2009, 11:00 a.m. – 4:00 p.m.
Hamburgers, Hotdogs, Chips, Pasta Salad, Cookies, Drinks
Spacewalk, D.A.R.E. Patrol Car, Face Painting, Caricature Artist, Door Prizes

If you prefer to receive you're the quarterly newsletter by email,
please contact us by email with you're a current and valid email address.

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