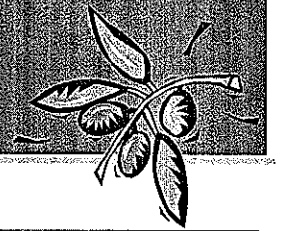


SOUTHPOINT HOMEOWNERS' ASSOCIATION, INC.

April 2010
Volume 8, Issue 1



Southpoint Homeowners' Association, Inc., P. O. Box 1496, Denham Springs, LA 70727-1496
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President's Message

By Alvin Cain, President

"Ambivalence - the presence of two opposing ideas, attitudes, or emotions at the same time." That sums up my feelings as the start of my second term as president begins. On the one hand, I look forward to more time serving Southpoint, but I also continue to think about 647 homes and no one else is willing to get involved. It takes the efforts of the entire community to make this work, not just a few select homeowners.

It has been my pleasure and honor to serve with everyone on the past board and I want to express my personal thanks to each one of them. They have kept me energized and excited about all we have accomplished. **Nathan Mitchell** has been a tremendous resource to the board and help to me as vice president. Three new board members just elected, are **Christina Artigue** as Secretary, **Cindy Richard-Kessler** as Treasurer, and **John Keenan** as a member at large. Congratulations to the new and returning officers. Special thanks to **Cynthia Moyer**, **Stacy Scott** and **Elizabeth Wells** in their continued efforts in the community.

"And just what has the board been doing," you may ask? Here is a brief list of what the board and other volunteers have accomplished already this year:

Treasury Notes

By Cindy Richard-Kessler, Treasurer

The following expenses have been incurred and paid from January 1, 2010 to March 31, 2010:

- ▶ Utilities (Electricity, Water) \$1,560.40
- ▶ SPHA (1) Cell Phone \$180.70
- ▶ Legal Expenses (includes, liens & judgments filed) *\$442.00
- ▶ Post Office \$96.00 **(annual post office box rental)
- ▶ Supplies (envelopes, mailing materials) \$208.75
- ▶ Printing & Duplication - \$90.45
- ▶ Bank Charges (safe deposit box annual fee) \$45.00
- ▶ Subscriptions (website, annual report, public records) \$5.00
- ▶ Insurance - ***\$9,081.36
- ▶ Fountains - \$7,984.05 (6 fountains, installation, permits, pedestals)

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- Fountains installed in Ponds 2, 3, 6 and 8
- Foundation has been put into place for the future recreational area/playground construction
- Construction of the brick pillars at the border fencing on Springhill Drive & Sidney Montgomery
- Completion of the border fencing at all three entrances/exits
- Directional signage at South entrance into Southpoint at Sidney Montgomery and LA 16
- Signage plaque added to brick pillar at border fencing on Springhill Drive

Your board is working hard and definitely has your best interest at heart. We look forward to working for and with you in moving the Southpoint Homeowners' Association forward, but this will require more participation from homeowners like you.

- ▶ Bookkeeping services - \$1,950.00
- ▶ Pond Maintenance \$2,392.06
- ▶ Landscaping/Lawn Maintenance \$6,600.00
- ▶ Private Police Patrols ****\$3,500.00 (billed) \$1750.00 (paid)
- ▶ Repairs & Maintenance *****\$793.53
- Total \$34,929.30

*\$404.00 of legal expenses were recovered for liens and/or judgments filed in 2006-2009, and satisfied in 2010.

**Postage for dues invoice and April 2010 newsletter purchased in advance from 2009 budget.

***Premium original quoted at \$14,445.02 for 2010.

****This expense is equally shared with Forest Ridge Subdivision.

*****These expenses may include repairs to border fencing, pillars, signs, poles, electrical repairs, fountains, and lawn maintenance required on vacant lots.

Neighborhood Watch

By Cindy Moyer, Chairperson

In trying to figure out what to include in this newsletter, I spent some time perusing Neighborhood Watch notes from other communities. Two things stuck in my mind. First, ours is just like any other neighborhood in that we have our share of crime. Second, our neighborhood could have less crime if we were all a little more observant. I read, repeatedly, about neighbors who called the police regarding suspicious activity in their neighborhood. These calls resulted in several arrests and even more prevented crimes.

Fellow residents, it's not silly to call the police if you think something is wrong. I'm fairly certain there isn't a resident in this neighborhood who has suffered a crime that thinks "Wow, I'm glad no one called the police."

March saw a total of 7 vehicle-related burglaries, and while supposition could create a ton of suspects, the bottom line is that we all need to be a little more "nosey". All of us here in Southpoint are



like one large family. Even though we're not related by blood, as the proverb says, "Better a neighbor nearby than a brother far away". Look out for your neighbors, and don't be afraid to call the police. The theft you prevent may be your own!

Visit us online:

www.southpointsubdivision.com/neighborhood_watch.html

or find us on Facebook: Southpoint HOA Neighborhood Watch



Yard of The Month

By Liz Wells, Beautification Committee Chairperson

Every month from April through December, the Beautification Committee bestows the "Yard of the Month" award upon one deserving residence for the hard work and effort put forth in maintaining the yard. We want to deliver the Yard of the Month sign to your residence, so get out and get busy!

If you would like to nominate a residence for the Yard of the Month award, you can e-mail your nomination to: liz.beautificationcommittee@yahoo.com. Nominations must be received by the 25th of the month to be considered for the next month's award.

Also, in celebration of Earth Day, Thursday, April 22, 2010, the Beautification Committee requests that each resident take a few minutes to pick up the litter that has accumulated in their yard and in the street in front of their residence. Elimination of this debris would go a long way in the beautification of the subdivision. We thank you for your participation!

Architectural Control

By Nathan Mitchell, Chairperson

The ACC has been busy processing many ACC Submission forms, however, the committee is still having to address non-approved construction violations. Please remember that the ACC must approve all new construction as stated in Paragraph 9 of the Amended and Reinstated Restrictive Covenants. You can find the ACC Submission form on Southpoint Subdivision's website.

Spring has Sprung! The growing season is here. Please remember that each lot owner, at the lot owner's expense, must maintain the yards on his lot at a level, to a standard, and with an appearance that is commensurate with the neighborhood, including fenced and unfenced portions of the lot. You must also maintain the servitude portion of your lot, if applicable.

Need to Report a Restrictive Covenant Violation?

Visit the ACC page of Southpoint Subdivision's website and use one of the forms in the top right hand corner.

Want to help the ACC?

The ACC needs volunteers to ensure the duties of the committee are performed in an efficient manner. Please consider becoming a volunteer.

Need to contact the ACC?

Feel free to email the ACC at accspha@gmail.com.

Important Information for Landlords

Article Courtesy of Community Association, Inc.

If you are an owner who leases your unit, we'd like to make the leasing experience successful and positive for everyone by informing you of your responsibilities. This will help preserve your property value specifically and maintain the association's property value in general.

Your tenants may not be familiar with common-interest community living. Please take a few minutes to explain to them that living in a community association is very different from living in a rental apartment community. Specifically, your tenants, like all residents, are subject to the rules and regulations of the association, and it's up to you to educate them and see that they comply. The association will assist you in this area, but the responsibility lies with you. We recommend you provide your tenants with written copies of all policies and rules and advise them on the proper use of the association's facilities. You can obtain copies of these and other useful documents from the manager.

We strongly recommend that you have a written lease agreement with your tenant. As a lessor (landlord) of a home in a community association, the lease you use must require tenants to comply with the association's governing documents. In the event your tenant fails to comply with these documents, including the bylaws, or its rules and regulations, a representative of the association will first contact your tenants in an attempt to remedy the problem. The association will send you a copy of any notice sent to you, your tenant, and, if applicable, your property management company.

Recreational Area Update

By Adrienne Harrison, Chairperson

If you use the South entrance to Southpoint (Sidney Montgomery Rd.), you may have noticed the banner near the water tower announcing the future site of the Southpoint Playground and Community Recreation Area! The Southpoint Homeowners' Association recently received a land donation from D.R. Horton, Inc. consisting of approximately three acres just outside of Entrance 2 of the subdivision. This land is located between the drainage pond and the border fence at the second entrance to Southpoint on Sidney Montgomery Road at Springhill Drive. Current plans are to turn the lot into a Playground and Community Recreation Area for our residents. The plan calls for a parking lot, two playground structures (one for big kids and one for little ones) and a quarter-mile walking track. Future plans may include adding picnic tables, a pavilion area, a dog park; the possibilities are endless! The current plan calls for a budget of approximately \$55,000.

Partial funding for the project has been allocated by the HOA board. The remainder, however, will be left entirely up to donations from our community. The committee in charge of this project has come up with a plan, a budget and some ideas for fundraisers and community involvement. We are calling for all who are interested in helping to get involved.

If the tenant does not correct the violation, the association will contact you and expect you to remedy the violation using the recourse available to you through your lease agreement. If you are unable to correct the violation, the association may pursue appropriate legal action against the tenant, and possibly against you.

The association asks that you provide the Board with the names and contact information of your tenants. The association will add your tenants to its mailing list, and they will receive the newsletter, invitations to participate on committees, notices of social activities and general association-related information. This information will also be used in case of emergency.

Follow these simple steps and you, the tenants and the association will all have a positive community association living experience:

- Provide your tenants with copies of association rules.
- Educate tenants about the need to follow association rules, and see that they comply.
- Advise tenants on the proper use of association facilities.
- Use a written lease agreement.
- Make sure your lease requires tenants to comply with all association governing documents.
- Provide the association with contact information for your tenants.

Renters: If you don't have a copy of the association rules or you'd like more information about the association, please contact the Board via email at southpointboard@gmail.com.

Additional volunteers are vital to the success of this project! Some of these tasks include grant research, donation solicitation, and fundraiser organization.

Please visit the playground website at www.southpointsubdivision.com/playground.html to get more details about the project and stay informed on the progress including upcoming fundraisers and events! Feel free to e-mail southpointplayground@yahoo.com if you would like to help or if you have any questions, ideas or comments.

By working together we can show our children that building a community begins by people coming together to work for a common goal. Ideas can become a reality as parents, children, friends, and neighbors work together. Our children's belief systems can be forever changed as they discover that through hard work and the support of many, dreams can come true. The Tunica District Pack 11 Cub Scouts have already served as a wonderful example and volunteered by handing out informational flyers about the playground to all Southpoint residents.

Thank you Wolf Den Leader & Southpoint resident **Brian Johnson** and Cubmaster **Cherie Gayle** for getting Cub Scout Pack 11 involved.

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welcomespha@gmail.com
nominatingspha@gmail.com
budgetspha@gmail.com

We're on the Web!

Visit us at:
Southpointsubdivision.com

Motto

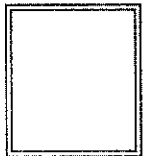
*"Southpoint Subdivision
Building not Just a Neighborhood
but a Community"*

Help us celebrate Earth Day.
Let's beautify our neighborhood!

Cleanup Days
April 17-25

Dumpster available at Springhill Entrance!

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Affix label here