

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
www.southpointsubdivision.com

December 2008 Quarterly Newsletter

PRESIDENT'S MESSAGE

By Stacy Scott

2009 ANNUAL MEETING

DATE: Saturday, January 10, 2009

TIME: 10:00 a.m. – 11:00 a.m.

WHERE: Gray's Creek Elementary School – Cafeteria (1.5 miles South on LA 16 on LA 1033)

Voting will be conducted to fill the two Board of Directors seats and on the 2009 budget. The Board has worked extensively at reviewing, planning and exploring all avenues to keep the budget as streamlined as possible. We are aware of the economic issues that affect all of us, and have shelved the expense of a much needed management company until the 2010 budget. The HOA is now responsible for more areas of upkeep than in the past six years, which necessitates the expenditures budgeted. Various portions of the budget remain the same or close as in 2008, with the majority of the increases related to our increased areas of responsibility.

CHRISTMAS AND NEW YEARS TIME IS HERE!

By David Slayter

Yes, it's that time of the year again. Decorations and gifts, food and games, getting into the spirit of it all with family and friends is so much fun. There will be guests of residents who come to visit. Some come just to visit the neighborhood to see the lights and decorations that many have displayed. We should remember that safety comes first. Remember to not plug too many decorations and lights into receptacles served by the same circuit. If you are unsure how much is too much, consult with a local electrician to prevent electrical fires. Those who have a live tree should take care not to let it get too dry.

Another point to consider is the additional traffic that comes this time of year. Be cautious of pedestrians that may come from between parked cars or those who like to walk after dark. And a little reminder for those who like to get into the spirit with spirits. Please be safe and don't drink and drive. A designated driver is always the right choice.

Please be respectful of your neighbors with respect to parties and fireworks. We wish you all a Very Merry Christmas and an Extremely Happy New Year!

RECYCLING

Many residents are actively involved in recycling materials on a routine and regular basis, however, being that we are located in the unincorporated portion of the parish, curbside weekly recycle pick-up is not available. Kathy Phan, a South Point homeowner called The Recycling Foundation to inquire what steps it will take to get recycling collection in our area. Kathy spoke with Steven Cheatham who advised that they currently only offer recycling pick-up service to Baton Rouge residents.

A contract can be established between The Foundation and HOA, which does include a fee. This is something that has not been fully researched, so the cost and details of such an endeavor have not been included in the proposed 2009 budget.

While the cost of such a service should not discourage anyone from participating in a recycling program, keep in mind that there are various dumpsters located around the parish which are designated for magazine and newspaper recycling. Wal-Mart has bins for plastic bags and for plastic containers. BFI conducts a monthly recycling drop off on Florida Blvd. near Donmoor on the 3rd Saturday of every month from 8:00 a.m. to 12:00 noon.

PONDS & CUL-DE-SACS

We have been fortunate to have various homeowners step up to become the "designated cul-de-sac supervisor" who contacts the Board to advise of any issues, concerns, needed repairs, etc. that they notice or observe. With a neighborhood this large, hosting 6 ponds and 4 cul-de-sac islands, we can use the help of residents who live close by and see these areas daily. Pond No. 1 (South Point / Whitehall / Sandlewood), Pond 4 (Sandlewood / Shady Bend / Waterford / Springhill), Pond No. 5 (Stonegate / Terrace), and Pond No. 7 (Snowdon) are designated. We are seeking a supervisor for Pond No. 2 (Woodhaven) and No. 6 (Terrace / Springhill). Cul-de-Sac Islands No. 1 (Whitehall / Woodhaven) and No. 4 (Snowdon) are secured. We need volunteer supervisors for Cul-de-Sac No. 2 (Terrace Ave.), No. 3 (Falcon Crest / Snowdon).

GETTING INVOLVED...

By David Slayter

The past year has been somewhat hectic for me personally. One thing that I have come to realize is that different things take a different priority for different people, but we all have our community in common. While it would be helpful to have volunteers or more involvement in the Association that is not all that it means to get involved. I think the members of South Point should rally to become one voice. One voice is different than being one person. When a large group says the same thing, it really has an effect. Though we may not all agree on everything, there are issues that go on not only within our neighborhood, but within our community that we can make a difference in. It may be traffic conditions or a desire for a better park. By attending the monthly Board and Semi- and Annual membership meetings we can find out what each of our issues are. We can come together to prioritize and focus on our concerns and take it to those who can make a difference. Five or six will not get it done. With such a small percentage of our members in attendance each month, there is little to no chance of knowing all the concerns or getting things accomplished. We need your thoughts and input to get things moving forward, but we need your voice to make the difference. The time is now to make a difference.



BOARD OF DIRECTORS MEETINGS

Board meetings are held on the second Thursday of each month and are **open to all residents** who 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.

STAYING INFORMED

Has your contact information changed? Phone number, email address (es), or mailing address? If so, please take a moment to provide your updated information to southpointboard@gmail.com so that our records and databases may be updated.



SPECIAL COMMUNITY ANNOUNCEMENTS CONGRATULATIONS!

Matthew & Cher Broussard welcome a baby girl!

Do you have a birth, special anniversary, engagement, wedding or graduation announcement, or other major achievement that you would like to share with others? If so, please email or call us with the details so we can include it in the next quarterly newsletter.

MONTHLY NEWSLETTER UPDATES

For those who are in our email database, a monthly update is provided via email to advise as to the status of current projects or matters on which the Board is working. For those who do not have email access, copies of the monthly updates can be picked up in one of the two boxes located on either side of the front entrance sign on South Point Drive.

Copies of prior newsletters can be found under Archives on our website.

INSPIRATION QUOTES

"Experience is the name everyone gives to their mistakes." – Mark Twain

"Once you choose hope, anything's possible." – Christopher Reeve

To all Residents of South Point Subdivision



Merry Christmas
Happy Hanukkah
Happy Kwanzaa
and Happy New Year!

Notice of Annual Meeting of Members

NOTICE IS HEREBY GIVEN, that the Annual Meeting of Members will be held at the following date, time and place, at which time the polls will open for the election of directors and approval of the proposed 2009 Budget. Members and candidates may witness the Member registration and the review, counting and tabulation of Secret Ballots by the Inspector(s) of Election at this same date, time and place. Residents who wish to vote on the 2009 Budget by Absentee Secret Ballot or Absentee Secret Ballot by Proxy, without the benefit of participation in discussions that may occur at the Annual Meeting, may utilize this right.

DATE: Saturday, January 10, 2009

TIME: 10:00 - 11:00 a.m.

PLACE: Gray's Creek Elementary School – Cafeteria

The polls for election of directors will close 10:45 a.m. or at the discretion of the Inspector(s) of Elections.

As of the date of mailing of this Notice of Annual Meeting, no Candidacy Notices were received for nominations to the Board of Directors. Nominations from the floor at the Annual Meeting will be honored. At that time, nominees will be required to read their Candidacy Statements prior to the vote.

2009 Preliminary Proposed Budget	
Insurance (Liability, Directors & Officers E&O and \$5,000 on front sign) \$1M/\$1,000 Ded.	\$10,825.00
Legal Costs (notary public, court filing fees)	\$3,000.00
Office Equipment & Supplies (Paper, Envelopes, Mailing Seals, Ink Cartridges, Checks)	\$300.00
Printing & Duplication (Newsletters, Correspondence, Dues Invoices)	\$1,500.00
Postage (Dues Notices, Newsletters, Bills, RC Violation Letters, General Correspondence)	\$1,500.00
Police Patrols (2 times per week cost split 1/2 with Forest Ridge Subdivision)	\$7,280.00
Maintenance (Pond Treatments, Landscaping Upkeep)	\$25,000.00
Repairs (Entrance Signs, Fountains)	\$10,000.00
Utilities (water & electricity)	\$8,000.00
Fountains (additions to Ponds 2 & 6)	\$9,000.00
Subscriptions (Livingston Parish Public Records, Website Domain, Post Office Box)	\$270.00
Cell Phone (approx. \$45/month x 12)	\$540.00
Social Event	\$400.00
Welcome Committee (Welcome Packets)	\$150.00
Beautification Committee (Holiday Decorating Contest)	\$250.00
Contingency (Emergency) Fund (approximately 4.5% of total budget)	\$4,485.00
Reserves for 2008 (\$5,000) and 2009 (\$2,500) were taken from cash balance from 2007	\$0.00
Total *	\$82,500.00
2009 Dues per Lot (550 Lots in Phase I)	
2009 Dues \$82,500.00 divided by 550 lots =	\$150.00
Maintenance Breakdown	
Pond Treatments (includes product and service)	\$8,000.00
Landscaping (includes product and service)	\$17,000.00
Total	\$25,000.00
Utilities Breakdown	
Water	\$1,000.00
Electricity - Fountains in ponds, lighting for front entrance sign	\$7,000.00
Total	\$8,000.00

*Estimate approx 25 lots will not pay 2009 dues, this includes those for whom we filed judgments this year and foreclosures (\$3,750.00)

Our budget must balance; any shortages on our estimates should be allocated to contingency funds

SOUTH POINT HOMEOWNER'S ASSOCIATION, INC.
Absentee Secret Ballot

Election of Directors for South Point Homeowner's Association, Inc.:

This is an Absentee Secret Ballot for your use in voting for the Association's Board of Directors. There is one (1) vote for each vacancy on the Board and there are two (2) vacancies.

You may vote only once on each candidate. However, fractional votes are not permitted (a 1/2 or .5 of a vote will not be counted), and if your ballot contains too many votes, none of your votes will be counted. The candidates receiving the highest number of votes shall be elected.

CANDIDATES	VOTES
None submitted by 12/15/08	N/A

2009 BUDGET

I approve the proposed budget as presented in the December 2008 Newsletter	Yes _____	No _____
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You must return your Absentee Secret Ballot in an envelope to the Inspector(s) of Election per the attached instructions, and your Ballot must be received before the official counting process begins, or it will not be counted. Please ensure that your name, address and signature are on the outside of the envelope provided, but not on this form.

*As no Candidacy Notices were submitted by the December 15, 2008, the ability to utilize this Absentee Ballot is not required for the voting to fill the vacancies on the 2009 Board. Nominations from the floor at the Annual Meeting will be honored. Nominees will be required to read their Candidacy Statements prior to the vote.

Absentee Secret Ballot Instructions

Use of a Absentee Secret Ballot is allowed by South Point Homeowner's Association, Inc.'s By-Laws in the process for the election of Directors. This process involves the use of a sealed envelope. Only the Inspector(s) of Election will open the envelopes to determine a quorum and count the Absentee Secret Ballots. It is important that you follow these instructions carefully, so that your Absentee Secret Ballot will be counted. Only members (homeowners) of record and in good standing may vote.

You may cast your vote using the Absentee Secret Ballot form regardless of whether you plan to attend the Annual Meeting or not. **However, please note that if you do not attend the Annual Meeting in person, you will not be able to participate in any discussions that may occur or vote on any changes to the Proposed 2009 Budget, and any new matters, if allowed by statute, that may arise at the meeting.**

VOTING BY ABSENT SECRET BALLOT (or by Proxy)

1. Mark the Secret Ballot with your choices for election of Directors. You may vote once for each candidate. DO NOT cast more than one (1) vote for any single candidate. If your property is held by more than one person, the vote of any owner shall be deemed to have been done with the approval of all. Vote on the Proposed 2009 Budget.
2. Do not sign the Absentee Secret Ballot.
3. **Place the completed Secret Ballot inside a standard envelope and mark with "Elections" on the bottom left corner of the envelope. THIS IS VERY IMPORTANT!**
4. **Print the address of the property within the Association for which the Secret Ballot is being cast on the Envelope; print and sign your name on the backside of the envelope.**
5. If you wish to vote by mail in advance of the Annual Meeting, please mail the ballot to:

**Inspector of Elections
c/o South Point Homeowner's Association, Inc.
P. O. Box 1496
Denham Springs, LA 70727-1496**

This Absentee Secret Ballot must be received by South Point Homeowner's Association, Inc. no later than 5:00 p.m. on January 9, 2009 to be counted. Alternatively, you may vote your Secret Ballot at the Annual Meeting before the polls are closed by the Inspector of Elections at the time described in the Notice of Annual Meeting.

Incomplete or improperly completed Absentee Secret Ballots will only be counted for quorum purposes. You MAY NOT revoke a Absentee Secret Ballot once cast. Your Absentee Secret Ballot will only count at the Annual Meeting for which it is cast.

- REMINDERS-

Annual Homeowner's Meeting
Saturday, January 10, 2009, 10:00 – 11:00 a.m.
Gray's Creek Elementary School – Cafeteria
1.5 miles from South Point on LA 16 and LA 1033

SOUTH POINT HOMEOWNER'S ASSOCIATION
P O BOX 1496
DENHAM SPRINGS LA 70727-1496