

# 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](http://www.southpointsubdivision.com)

## June 2008 Quarterly Newsletter

### PRESIDENT'S MESSAGE

By Stacy Scott

### BYLAWS UPDATE

Your Board reviewed and discussed at the last two meetings an amendment to the Bylaws reducing the number of Board members starting in the year 2009 and going forward. A copy of the Amended Bylaws is available on our website. You may also contact the Board if you would like a copy mailed to you.

Initially in 2003, when the HOA responsibilities were handed over to the homeowners from the Developer, the designated number of Board members was nine (9). The three members with the highest number of votes served a three year term, the next three highest served a two year term, and the final three served a one year term.

Starting in 2009, the number of members on the Board will be five (5). The four (4) officer positions will remain the same, President, Vice President, Treasurer, and Secretary, allowing for one lay (non-officer) Board member.

Each Board member will serve a three (3) year term. In the event a person resigns or is terminated from their role as a Board member, a replacement will be sought to fulfill the remainder of the term.

These figures and terms were determined after reviewing the Bylaws for numerous HOA's in Livingston Parish and in our surrounding area.

The size and capacity of the administrative workload for a subdivision of our size warrants the need for a property management company to oversee these functions. This action needs to be taken in the very near future; if not in the next calendar year, then by 2010. This does not mean that the Board of Directors, Architectural Control Committee, and other subcommittees will no longer be needed, as those areas are still the foundation of the HOA, and are necessary and required.

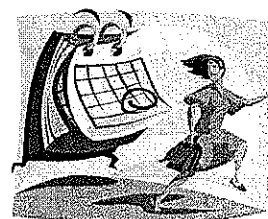
However, it is quite apparent that many homeowners do not have the time, nor are they willing to step up to do the voluminous administrative duties your current Board

has done since 2006. None of the current Board members could have anticipated how much time, effort, work, and endless hours of energy their positions on the Board would take, but we have hung in there and have been committed to fulfilling our responsibilities. Again, this is in addition to the full-time jobs we already hold, our families, personal lives, etc. We are not a few people in the neighborhood who have nothing better to do or endless time on our hands. Quite the contrary!

Most of us are nearing the end of our three year term and the commitment we gave to SPHA. We cannot, and it is not fair or acceptable to expect the current Board members to continue endlessly in their current positions.

This is why we are investigating the few property management companies that do exist in this area; what services they offer; the monthly or annual cost; and the quality of service they currently provide other subdivisions. We are weighing the options as we fully understand and acknowledge the dire need of SPHA for this type of service.

## Time is Running Out!

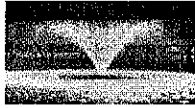


### JUNE 30<sup>TH</sup> FINAL DUES PAYMENT DEADLINE

All 2008 homeowner's dues are to be paid in full by June 30, 2008.

Liens will be filed on August 1, 2008, for non-payment of dues, whether the amount is in full or for an outstanding balance owed for calendar year 2008. Any payments received on August 2<sup>nd</sup> or later will be too late – the lien will be filed and the homeowner will be responsible for all costs associated with filing and cancelling the lien once the dues have been satisfied.

## PONDS



Many residents may have noticed that two of the fountains are up and running in South Point. Pond No. 1 located in the South Point Drive/Whitehall Avenue/Sandlewood Court area, and Pond No. 4, located in the Sandlewood/Shady Bend Drive/Waterford Court/Springhill Drive area.

We are *still* waiting for DEMCO to finalize the electrical work for the fountain installed in Pond No. 7 located at the end of Snowdon Avenue.

The fountain has been installed in Pond No. 5, located at the end of Stonegate Avenue. The electrical pedestal should be completed soon and then DEMCO will be contacted to do the boring and electrical hook-ups.

The fountains for Pond No. 2 (behind Woodhaven Avenue) and Pond No. 6 (the inlet from Pond No. 5) are deferred to the 2009 budget for approval. Limitations in the 2008 budget preclude us from purchasing and installing these fountains at the present time.

More importantly, and in conjunction with the fountains, SPHA has entered into a contract with Professional Fisheries Services, LLC, to have all 6 ponds treated bi-monthly. Each pond is receiving appropriate chemical treatments twice a month to control the vegetation growth and algae that grow specific to the various ponds. This contract will be up for renewal in January, 2009, and will be included in the 2009 proposed annual budget.

Please note that both the fountains and the chemical treatments are vital and necessary in maintaining these detention ponds. The ponds exist as water drainage overflow and have reduced or eliminated portions of South Point Subdivision which were initially designated as flood zones.

While the initial intent for the creation of the ponds was not for recreational purposes (these are not lakes) and they are still not designated for that purpose – the addition of the fountains and the maintenance of the ponds is now the responsibility of SPHA. The Developer has prepared the legal documentation, an “Act of Transfer” to SPHA, which is being reviewed by SPHA’s attorneys. The ponds, as well as various wetland/wood areas, are covered in the Act of Transfer.

New signs have been ordered which will be installed at each pond. They state “No Trespassing, Swimming or Fishing. Violators Will be Prosecuted. South Point

Homeowner’s Association Does Not Assume Any Liability.”

It is the responsibility of each homeowner to respect these signs and the ponds. Parents, it is your responsibility to teach your children the meaning of “trespassing,” and that it is against the law.

Most of the ponds are only accessible by trespassing across a neighbor’s property. As such, the ultimate responsibility and liability lies upon that homeowner.

As the fountains are run by electricity and the ponds are treated with chemicals approved by the Department of Wildlife and Fisheries, let’s all do our part to reduce the number of accidents and incidents, and obey the posted signs. Enjoy the beautiful ponds and the added lighted fountains, but please stay out of the water.

---

### COMMUNITY SERVICE & BEAUTIFICATION COMMITTEE

Does your child belong to a social, school, or church related group that requires him/her to perform community service hours? If so, why not consider utilizing some of the requirement right here in your own neighborhood!

Various community-related projects can be coordinated through SPHA, including trash pick-up along the streets and curbs and assisting an elderly or sick resident with gardening, weeding, or mowing the lawn. Contact us at [southpointboard@gmail.com](mailto:southpointboard@gmail.com) or [liz.beautificationcommittee@yahoo.com](mailto:liz.beautificationcommittee@yahoo.com) for more information and coordination of service hours.

---

### 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.



### BOARD OF DIRECTORS MEETINGS

Board meetings are held on the second Thursday 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.

---

TIPS

MODIFIED VERSION FROM SERVICE MAGIC.COM

First and foremost, try to lead by example and then try to help a little where you can.

**Preventable Eyesores**

You know those houses. Their lawn looks like clown hair, paint is peeling off of their siding, and their driveway is freckled with oil stains. It's bad enough that you have to look at their dying landscaping, but what's worse is that these things can be easily remedied by even the most hapless of homeowners.

**The Rule of the Road**

Remember that you have to live there. Your problem right now is that you have to live with the eyesore, but you also have to live with the people. Maybe they are busy, maybe they are strapped for cash, maybe they just don't know any better. Just remember that if you are going to approach someone about the condition of their property, you had better be nice about it. Making them mad is not going to cure the situation, nor create a good relationship.

**The Oil Slicks in the Driveway**

Those oil spots can make a driveway look pretty nasty, but there is hope. You clean the driveway yourself or you can hire someone to do it for you.

Rent a powerwasher from the local rental shop. Buy a gallon of degreaser and some bleach. Use the degreaser first to start working on the stains. Then start working the powerwasher. You'll see how clean the washer will make the parts that aren't even dirty. Work hard on the stains to pull them up. For the spots that the degreaser and washer don't get, try working in some bleach. It might not remove it completely, but it will be much better. The sun will do the rest over time.

Then consider offering to clean your neighbor's driveway. Let your neighbor know you have the washer for another few hours. Let them know if they move their cars, you'll work on their driveway. Maybe they will say yes, maybe no, but you have made it inexpensive for them, made the remedy available, and let them know that their driveway doesn't look so good, all without being a jerk. What more can you do?

**The Ugly Yard, The Dying Landscaping**

This is a little trickier. The best thing you can do, especially if your home is next to the eyesore in question, is to do a superior job of keeping your yard looking good. Water when the neighbors are watching, be visible on weekends, and just do what you can to

show the contrast between what should be and what theirs is.

**The Really Tough Problems**

So what if you have a neighbor who has peeling paint on their home, items strung all over the yard, or just has bad taste?

SPHA Note: This is where your ACC should be contacted and notified of the problem. Routine drive-throughs in the neighborhood are performed to note such problems before they get out of hand. Courtesy reminders are first send and, if the problem is not readily resolved, a first notice letter is send with a copy of the Fines Schedule. This aids in reminding the homeowner that they are required to keep up the exterior of the home or their yard in an acceptable manner in accordance with our Restrictive Covenants.

**Brass Tacks**

Default to not creating an enemy who lives close by and approach people as you would want to be approached if your home was a disaster from the street. Also keep your home buttoned up as a good example of what should be.

---

INSPIRATION QUOTES

“Always wait for people to show their good sides, no matter how long it takes. ~ *Dr. Randy Pausch*

“Initiative consists of doing the right thing without being told.” ~ *Irving Mack*

“Learn when to let go and walk away.” ~ *Odette Pollar*

---

REMINDER

**Join us for SPHA's 2008  
Annual BBQ Social**

**When:** Saturday: June 28

**Time:** 2:00 p.m. to 6:00 p.m.

**Where:** South Point Drive and Springhill Drive  
area under the power lines

**What:** Food, Spacewalk, Door Prizes!

Come meet and socialize with your neighbors from around the entire subdivision. This year's social is being held jointly with South Point Subdivision Phase II Homeowner's Association (3<sup>rd</sup> Filing Part 2, Filings 7 & 8) of South Point Subdivision.

**Bring your lawn chair and your appetite!**

- REMINDERS-

South Point Subdivision's Annual BBQ Social Event

Saturday, June 28, 2008

2:00 p.m. to 6:00 p.m.

South Point Drive and Springhill Drive Area under power lines

Join us for food, fun, door prizes, spacewalk, and a chance to meet your neighbors from around the entire subdivision!

**All 2008 homeowner's dues are to be paid in full by June 30, 2008.**

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