

South Point Homeowner's Association, Inc.

Established March 2003

www.southpointsubdivision.com

December 2006 Quarterly Newsletter

PRESIDENT'S MESSAGE

By Stacy S.

As 2006 is approaching its finale, your Board of Directors has been working overtime! We have been in heavy preparation for the **2007 Annual Meeting, scheduled for January 12, 2007; at 6:30 p.m.** Candidacy Notices and Volunteer Sign-Up Forms were mailed to all residents in November. While we received no nominations for the four vacancies on the Board of Directors prior to the established deadline, we have had a few residents graciously volunteer for various areas in which we need manpower. Nevertheless, our quest has not ended to get more people activity involved to make 2007 the best year thus far for South Point Subdivision. You don't make progress by standing on the sidelines!

Please note that South Point Homeowner's Association, Inc. governs the 1st, 2nd, 3rd (part 1), 4th, 5th, 6th, 9th and 10th filings ONLY.

RECAPS AND UPDATES FOR 2006

Below is a composite update on the various areas of interest for South Point Subdivision.

LEGAL UPDATE

The lawsuit filed earlier this year against SPHA was voluntarily dismissed by the plaintiff prior to the scheduled court date. Therefore, no extensive legal fees were incurred. The total cost of litigation for SPHA was \$25.00.

It is imperative that SPHA have legal counsel for representation in any legal matters that may arise in the future. SPHA has, therefore, retained the services of the law firm of Phelps Dunbar LLP.

INSURANCE UPDATE

Finalized insurance quotes are not yet available. Since the hurricanes of 2005, insurance companies are very hesitant to insure in the State of Louisiana. An estimate of \$17,100 was quoted for premise liability insurance. However, the Developer has advised that they must maintain premise liability responsibility even after the subdivision is complete. We have not yet received a quote for Directors & Officers Liability insurance. There are issues that the insurance companies need to clear up with Louisiana before this quote can be provided.

INDEPENDENT ACCOUNTING REVIEW

The report of the 2003-2005 independent accounting review is not yet available. If you would like a copy of the report once it is available, please contact the Board in writing.

LIENS FILED ON NON-PAYMENT OF HOA DUES

The current and past Board have been more than generous in attempting to work with those residents who have not paid their 2006 dues, as well as those who have not paid for 2005, and a few who *still* owe for 2004. It is the Board's duty to act, and in fairness to the vast majority of residents who have paid their dues. 55 liens were filed on December 18, 2006.

2007 HOA DUES

Yearly dues will be due by March 31st of each year. The invoices for 2007 dues will be mailed in January. To utilize your right to vote at the 2007 Annual Meeting, all 2004, 2005 & 2006 dues **MUST BE PAID IN FULL.**

SEPARATE HOA FOR 7TH & 8TH FILINGS

In September, I advised that D. R. Horton, Inc. would operate the 7th & 8th filings as a separate HOA. The 3rd filing (part 2), 7th and 8th filings (Lots 152-167, 476-523, and 524-554) within South Point Subdivision are governed by South Point Subdivision Phase II which is a separate and independent Homeowner's Association legally established by D. R. Horton, Inc. and recorded with the Livingston Parish Clerk of Court as of October 31, 2006. The homes within those filings may be across the street from residents in the 3rd (part 1) and 4th filings. We ask that you please keep in mind that we do not have authority, responsibility for, nor do we govern those areas. As new residents purchase homes in those filings, they will be directed accordingly by D. R. Horton.

MESSAGE BOARD AT FRONT ENTRANCE

If you routinely enter and exit South Point via South Point Drive, you no doubt have noticed the message board, which is now viewable at night as the electrical work is complete. To maintain the message board for many years of use, we ask that you **DO NOT TAPE OR PUT ANY SIGNS OR MATERIALS ON THE OUTSIDE OF THE MESSAGE BOARD.**

POSTING/PLACING SIGNS ON STOP SIGNS

If you place signs on street signs, whether it be lost or found, advertizing garage sales, birthday party directives, missing posters, etc., please remember to remove your signs once the event is over or the sign's purpose has been served. In the case of lost and found or missing persons, please also contact the Board so that we can have this information posted on our website.

DAMAGED/VANDALIZED STREET SIGNS

There are a few street signs which have been vandalized. Once construction in those areas is finished, the Developer will replace the signs. Once the subdivision is complete, the Parish is responsible for replacing and repairing signs.

SPEED LIMIT

This cannot be stressed enough! **The speed limit is 25 mph and that applies to everyone behind the wheel of a vehicle.** Please also note that 25 is the limit – not the required minimum speed. Please be considerate to other drivers who may be driving under the 25 mph, as they may be aware or notice a potential hazard that you cannot see. Do not attempt to pass another vehicle on a residential street unless the other driver indicates it is okay to pass and you have taken the necessary required precautions before proceeding. Lives are worth safety and prevention!

CHILDREN PLAYING IN STREETS

We have received numerous complaints and have witnessed children of all ages playing freely in the streets, quite often without adult supervision. Streets are made for vehicular traffic, and children should not be allowed to play in the street or allowed to erect structures (e.g., skating ramps) that block the roads or cause unnecessary danger to children and/or vehicles and their occupants. The biggest area of complaint is from the Shady Bend and Sandlewood area.

PETS ROAMING FREELY

We also continue to have a problem with residents who do not keep their dogs or cats within the confines of their own property. While cats can be harder to contain, owners should consider other residents as cats can and will cause damage to gardens and landscaping.

All dogs should be kept on a leash, tie-out, dog run, appropriate dog cage/pen, inside the confines of your backyard or garage or in your house. Again, numerous complaints are received regarding the large dogs on Springhill near Woodlore that are allowed to roam in the streets. While your pet may be gentle and loving, your animal is at risk of being hurt or killed by vehicles or other animals. Even the kindness dog will use its natural instincts if hurt. Please be a responsible and keep your pet(s) safe.

LOTS IN CONSTRUCTION AND MATERIALS

At no time whatsoever should any resident, their children or guests, tamper with, destroy, play with or remove construction materials on lots that are in development. Again, this is an ongoing problem, especially in the Shady Bend area. There are laws and fines against trespassing and theft. Please instruct your children not to play in these areas.

LOUD MUSIC IN MOVING VEHICLES

Rule of thumb – when you enter the subdivision, **PLEASE TURN THE VOLUME DOWN!** No one appreciates hearing the thump of loud music or noise through their closed doors and windows. We have a right to peace and quiet within our own homes. There are noise ordinances, so please respect the laws and your neighbors.

PARKING ON STREETS

This problem has reduced greatly from the first half of 2006. A reminder is needed as we have new residents in South Point. Please remember to use your garage and driveway to park your vehicle(s). **DO NOT park in your yard or on the street.** It is understandable that there are occasions when you may have company, guests, or a special event at your home. The problem lies when the parking problem is a routine, everyday, every night problem. Street parking also causes problems for oversized emergency vehicles to maneuver through the streets.

DITCHES & CANALS

Maintenance for these areas is now the responsibility of Drainage District No. 1. Please **DO NOT SPRAY WEED KILLING PRODUCTS** on the vegetation growth in the ditches. While no one likes to see unsightly weeds of mammoth proportions, when products used to kill weeds to the root, you are actually aiding in the erosion of the ditches. The dirt needs the benefit of root growth to aid against the natural elements that cause erosion. The sides of the ditches have been seeded. It is each homeowner's responsibility to maintain their portion of the servitude adjacent to the ditches.

PONDS

Dredging of the ponds has concluded, sides have been seeding, and large rocks have been placed in various spots around the ponds. In 2007 the HOA will move forward with the installation of fountains in the ponds to aid in the maintenance and appearance of the ponds.

STREETLIGHTS

Reminder—if you notice a street light that is in need of repair, you can call DEMCO directly at 665-8932 to report the problem. While DEMCO bills do not provide a detailed breakdown, each resident of South Point pays a portion of the monthly bill for the streetlights. The cost of each light is divided among six lots.

HOMEOWNER'S MANAGEMENT COMPANY

As noted in the September newsletter, the hiring of a homeowner's management company is not feasible due to the cost in relation to our low annual dues. In 2007, we will continue our efforts to obtain additional quotes and information.

PLANS FOR PLAYGROUND & A MINI-PARK

As most residents are aware, one lot on Stoneridge has been donated to SPHA for a playground for children 12 years of age and under. We are continuing to inquire about other areas within South Point, as well as the Gulf States Utilities Powerline Servitude areas on Springhill, to serve as a mini-park (e.g., walking path, basketball court, benches, pavilion and parking area overlooking the retention pond) for the enjoyment of older children and adults.

WELCOMING COMMITTEE

Approximately 30+ new residents in South Point received "Welcome Packets" delivered by the Welcoming Committee in October and November. We are aware that there are residents who moved into South Point who purchased their home from a previous owner or who are leasing or renting. We currently do not have a definitive way to determine those new residents, but are working on a resolution to this problem. If you are new to South Point Subdivision in 2006 and have **not** received a Welcome Package, please contact the Board

BEAUTIFICATION COMMITTEE

SPHA's Beautification Committee has done an excellent job on the "Yard of the Month" project. In 2007, we will have Seasonal and Holiday Yard Decorating Contests with 1st, 2nd and 3rd place prizes. We hope to obtain gift certificates or donations from local businesses as prizes, and will display pictures on our website (with, of course, media release forms signed by the winners). Nominations for Yard of the Month should be sent to: liz.beautificationcommittee@yahoo.com.

The Beautification Committee's "Walk for Beautification" will be suspended due to winter weather conditions until at least March of 2007. However, if you see litter, a can, or other debris that was carelessly tossed on the road, please take a moment and pick it up.

SOCIAL COMMITTEE

A variety of ideas and suggestions will be conveyed to residents in early 2007 for routine social activities for all ages, in addition to our yearly social event.

NEIGHBORHOOD WATCH

We need to move this program forward and will begin a set schedule of monthly or bi-monthly meetings in 2007.

2006 MEMBERSHIP SOCIAL EVENT

SPHA held not one, but two Ice Cream Social Events this fall! On October 7th and we had a nice turn out of neighbors in the cul-de-sac area of Whitehall & Woodhaven. There is no doubt that the children (and a few adults!) had a blast building their own ice cream sundaes and tasting the variety of flavors available! As we had enough supplies left over, a second Social was held November 11th. While no one can predict the weather and how quickly it can change, a few brave souls came out to join us on the very windy and chilly Saturday afternoon. We had no problem with ice cream melting too quickly on that day! We may have looked a bit foolish standing out in the cool weather eating ice cream – but a commitment was made; we said and announced the second social – so we were out there!

ARCHITECTURAL CONTROL COMMITTEE

In the same manner in which the Board has a duty to act, so does the ACC. While 2006 has had a shortfall of committee members, as President, I knew it was my responsibility to see that the obligations and requirements of the Board and ACC were fulfilled. I, your President, have been handling the violations aspect of the ACC. There are a couple of Restrictive Covenant Violations that may proceed to the legal phase, as we have not been successful in obtaining the resident's cooperation in those cases. I would like to thank those residents who responded quickly to resolve their violations. Considering the number of residents, the volume of RC violations has been minimal. Additionally, I have called up other Board members to assist in ACC Submittals and approvals. Until we have a fully staffed ACC, will intend to proceed in the same manner in 2007

As of December 18, 2006, 475 homes were occupied in South Point Subdivision. 57 of those residences have been identified as homes that are either leased or rented by the actual homeowners. Nonetheless, **the Restrictive Covenants are to be followed by everyone**, and this includes the individual(s) who are renting or leasing a home within South Point Subdivision. No one is exempt from following the rules.

Please keep in mind that it is required that an ACC or Board member meet with you in person to go over your submission. Final approval of your plans will be provided in writing.

STAYING INFORMED

If your email address has changed or you utilize an alternative mailing address or P. O. Box, please send your updated information to the Board at southpointboard@gmail.com

~ REMINDER ~

2007 Annual Meeting

Friday, January 12, 2006 -- 6:30 p.m.

Your attendance is important to vote to fill vacancies on the Board of Directors and Architectural Control Committee as well as vote on the Proposed 2007 Annual Budget.

**Your vote is important, as this is your subdivision.
Actively participate - Be present at the Annual Meeting!**

"If you don't vote - then you don't matter." -- Quote from the 2006 movie "All the King's Men"

**SOUTH POINT HOMEOWNER'S ASSOCIATION
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