

# *South Point Homeowner's Association*

*Established March 2003*

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

## **June 2006 Quarterly Newsletter**

### *President's Message*

*By Stacy S., 2006 President*

Let me take a moment and tell you a little about the person serving as your 2006 President. I am a very organized, hard working, honest, fair, trustworthy, and a caring person. I also believe in zero tolerance, obeying rules and laws, and believe that you should expect nothing less from me than obliging by the same rules and covenants that you are required to follow as I am not just the President, but also a resident. Additionally, I am a single mother, with a teenager daughter, as well as being a four year breast cancer survivor. We moved here in May 2002, and plan on residing in South Point for a long time. That is why I feel being actively involved in the Association is very important.

While I am aware and have personally heard some of the negative comments, feelings, misconceptions, gross exaggerations, unfounded rumors, and false allegations about the Association and/or its past or present performance, I feel the biggest challenge the 2006 Board faces is to remove those feelings of doubt and earn your appreciation and respect for the duties we perform.

Do not misconstrue my words, as I am not pointing fingers or delegating blame, as everyone who has previously served on the Board, ACC, or as a volunteer gave of their time, effort, skills and experience to aid and promote betterment of our subdivision. Progress does not happen overnight, and it certainly takes more than just one person, but sometimes, it begins with one person.

It is my goal that before the end of 2006 you will see visible differences and progress in the neighborhood. If you have questions or concerns, please write to the Board. While we may not always have an immediate answer or solution, we will investigate and research to assist you, or direct you to the proper authority for assistance.

### *Special General Membership Meeting*

*July 21, 2006 --- 7:00 p.m.*

*Location: Gray's Creek Elementary School*

- Neighborhood Watch Meeting
- Amendments to Restrictive Covenants
- Playground Updates
- General Information – Present Breakdown of Responsibilities of SPHA, D. R. Horton and/or Livingston Parish.
- Absentee Voting by Proxy

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### *Treasurer's Note*

*B. Joshi*

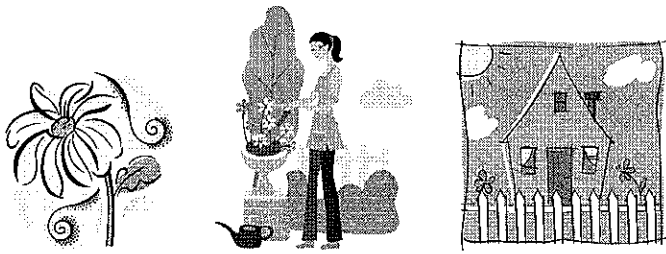
The deadline to submit your dues for 2006 has now passed. For those residents who did contact the Board regarding a payment plan, these arrangements will be monitored accordingly.

However, if you did not pay your 2006 dues or have any 2005 outstanding dues, please be advised that the Board is proceeding with the appropriate legal steps for non-payment. While this is not the action we want to take, we are obligated to by the Restrictive Covenants, Articles of Incorporation and By-Laws. Dues payment is mandatory and 100% compliance is required by all residents.

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### *Independent Accountant Review*

The Board is in the process of contacting independent accounting firms to discuss conducting a review of all previous years' accounting information. A review has not been performed in the past; therefore, the years being reviewed will include 2003 (partial year), 2004, and 2005. It is a requirement of the By-laws that an annual independent review be conducted for all Association accounts. This process will take some time. Once the accountants' report has been issued, it will be available on the website and by request. Preliminary estimates for a review to be conducted on all previous years range from \$3,000 to \$5,000.



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### **Beautification Committee**

SPHA now has a Beautification Committee which is comprised of Volunteers. These volunteers are scanning the neighborhood in search of the next "Yard of the Month" in South Point. Yard of the Month began in August 2005. We are glad to announce that this activity is back in full swing to honor and acknowledge homeowners for their hard work, time and efforts to display yards that are outstanding and beautiful!

The June Yard of the Month is located at 23940 Rosemont Drive. If you have a few minutes, please pass by to see the beautiful landscaping and tranquil appearance these homeowners worked hard to achieve! Keep up the hard work on your own yard, as you just might be the next Yard of the Month!

The Beautification Committee will conduct a monthly "Walk for Beautification" activity which will be held on the 2<sup>nd</sup> Saturday of each month beginning at 8:00 a.m. If you would like to join in for a little exercise and assist in picking up any minor debris or trash on the road and curbs, put on your walking shoes, sunscreen and join us!

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### **Staying Informed**

Have you changed your email address? New to the computer world or our neighborhood? If so, please send your updated information to the Board at [southpointboard@gmail.com](mailto:southpointboard@gmail.com). If you utilize an alternative address or P. O. Box for your mail delivery, we need that information as well so we can keep in contact with you!

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### **Membership Yearly Social Event**

We need your input, ideas, suggestions, and thoughts as to what kind of event you would like us to organize for 2006 in early/mid fall when the weather is cooler. Start brainstorming and send us your ideas and suggestions today! Keep in mind the approved budget for the social event is \$300.

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### **Architectural Control Committee**

Please keep in mind, no installation of a fence, driveway expansion, construction or purchase of an outdoor shed, or additions/construction to your house should begin without consulting with the ACC in advance. **As per the Restrictive Covenants, you must contact the ACC in writing, provide the appropriate diagram, drawing, or plans, and receive written approval before you begin.** Keep in mind; this is not to control what you can and cannot do, but to ensure you stay within the guidelines provided by the Restrictive Covenants to avoid costly errors or corrections to you after the fact.

**Existing Fences:** There are numerous fences that were constructed without the required advance approval of the ACC. Therefore, letters will go our shortly advising those who are in violation and the fence is outside of the building line and encroaching on the servitudes. When heavy equipment comes through to clean the ditches, a portion of your fence may be torn down. If you would like to correct this problem before this happens, please follow the guidelines to fence installation and contact the ACC to provide guidance in understanding where the correction(s) is/are needed. The cost of correcting or replacing your fence is your responsibility. This is why it is imperative that everyone follow the same guidelines and procedures to avoid this problem.

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### **Trespassing . . . Did You Know?**

"No Trespassing" signs are no longer required to be posted to enforce Louisiana's criminal trespassing law. Louisiana Law (La. R.S. 14:63) states that a person must show proof of permission to be on property which is not their own. Otherwise violators may be ticketed for trespassing by law enforcement. There are few exceptions to the law and the applicable penalty for trespassing can involve fines and/or jail time.

The Association has received multiple complaints about vehicles, delivery trucks, utility companies, as well as many residents, 3 and 4-wheelers, dirt bikes, etc. driving over common areas, empty lots, around ponds, and even across resident's yards.

Whether you realize it or not, those areas are not roads nor open areas to be utilized by the general public. In reality, those areas are still private properties which are owned by the developer of South Point. Therefore, when you cross these areas you are in fact trespassing. Appropriate signs noting these areas are forthcoming and will be posted soon.

Please keep in mind and advise your children that the retention/detention ponds are **not** for swimming. "No parking" signs will also be posted and should be obeyed and observed by all residents and visitors.

While it is understandable that at times we all have company visiting, events, parties, etc. at our homes, and your guests need a place to park their car, **residents are prohibited from parking their own vehicles in their yards or on the street continuously.** Most of the houses in South Point were built with a 2-car garage and a driveway ample enough to hold 2 to 3 vehicles. While is your prerogative as to whether you utilize your garage for the purpose intended, please keep in mind that excessive parking on the streets is a hindrance to routine traffic and impedes the ability of emergency vehicles to quickly maneuver through the neighborhood for emergencies. Your cooperation is *greatly* appreciated in this area!

If you would like a copy of the complete law for Criminal Trespassing, please contact the Board and a copy can be emailed to you.

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### ***Wetlands in our Subdivision***

Some, but not all, residents are aware that portions of South Point are considered Wetlands. In an effort to educate and inform our residents as to the definition, function, and usage of wetlands, we offer the following information obtained directly from the U. S. Army Corps of Engineers:

#### ***What is a wetland and what is its value?***

Wetlands are areas that are periodically or permanently inundated by surface or ground water and support vegetation adapted for life in saturated soil. Wetlands include swamps, marshes, bogs and similar areas. As a significant natural resource, wetlands serve important functions relating to fish

and wildlife. Such functions include food chain production, habitat, nesting, spawning, rearing and resting sites for aquatic and land species. They also provide protection of other areas from wave action and erosion; storage areas for storm and flood waters; natural recharge areas where ground and surface water are interconnected; and natural water filtration and purification functions.

Although individual alterations of wetlands may constitute a minor change, the cumulative effect of numerous changes often results in major damage to wetland resources. The review of applications for alteration of wetlands will include consideration of whether the proposed activity is dependent upon being located in an aquatic environment.

#### ***Who should apply for a permit?***

Any person, firm, or agency (including federal, state, and local government agencies) planning to work in navigable waters of the United States, or discharge (dump, place, deposit) dredged or fill material in waters of the United States, including wetlands, must first obtain a permit from the Corps of Engineers. Permits, licenses, variances, or similar authorizations may also be required by other federal, state and local statutes.

#### ***What can happen if you build without getting a permit from the Corps?***

Performing unauthorized work in waters of the United States or failure to comply with the terms of a valid permit can have serious consequences. You would be in violation of federal law and could face stiff penalties, including fines and/or requirements to restore the area.

Enforcement is an important part of the Corps regulatory program. Corps surveillance and monitoring activities are often aided by various agencies, groups, and individuals, who report suspected violations. When in doubt as to whether a planned activity needs a permit, contact the nearest district regulatory office. It could save a lot of unnecessary trouble later.

*~ REMINDER ~*

*Special General Membership Meeting*

*Friday, July 21, 2006 --- 7:00 p.m.*

*Gray's Creek Elementary School*

*Please mark your calendar and come to the meeting as  
your attendance and input is important to everyone!*

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