

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

June 2007 Quarterly Newsletter

PRESIDENT'S MESSAGE

By Stacy S.

I would like to welcome the newest residents of South Point Subdivision and hope you are settled into your new home and ready to get involved in your new community! Volunteers are always needed. As South Point continues to grow, your active involvement is important. Membership in the HOA is mandatory by ownership of a lot in South Point and not optional.

A fundamental issue raised in 2006 must be re-addressed as it is vital and impacts each and every resident in South Point, that being our current Restrictive Covenants ("RC").

SPHA's attorneys at Phelps, Dunbar have reviewed and provided their draft of the Amended and Reinstated Restrictive Covenants. The Board has reviewed the document and will proceed with distribution to all homeowners.

The original RC were created by the Developer. Now that the Association has the ability to update and amend the documents that govern our subdivision, we need to move forward on this issue as it impacts all residents. There are areas in the current RC that need further clarification and explanation. Some RC need to be modified and made either more onerous or less onerous.

The Amendments will be posted on our website, and for those without computer access, a copy of the Amendments will be mailed or hand delivered to your front door.

A vote must be made on the Amendments so that the documentation can be filed with the Livingston Parish Clerk of Court.

Please attend the semi-annual meeting so a vote can be made on this very important matter. While we aware that everyone will not be able to attend, communications and the ability to absentee vote, or abstain, will be provided. The RC's apply to every homeowner and resident in South Point. This is your opportunity to work together to protect your investment, your home, and the integrity of South Point Subdivision.



SEMI-ANNUAL MEMBERSHIP MEETING & YEARLY SOCIAL EVENT

DATE: JULY 28, 2007

TIME: 5:00 TO 8:00 P.M.

**WHERE: SOUTH POINT DRIVE &
SPRINGHILL AVENUE**

(In the open land area just past the intersection and
before the D. R. Horton Information Center)

**IT'S A BBQ – JOIN US FOR HAMBURGERS,
HOT DOGS, CHIPS & SOFT DRINKS**

PLEASE BRING YOUR OWN LAWN CHAIR

This is an opportunity for all residents to meet and speak with the Board members in person. Status updates on projects will be discussed. The Board of Directors will answer questions. General discussions will be held on ideas, suggestions, improvements, and areas of concern that we can work together as a community to improve. No one person has the answer to every problem, but if we can come together, great ideas and suggestions can be generated.

Since this event is also a joint yearly social, bring the family and join us for a barbeque! This is a great time to meet other neighbors in South Point and build on fostering the community atmosphere and fellowship.

Bring your ideas, your lawn chair, and your appetite!

PROJECTS IN PRODUCTION

Landscaping of Cul-de-sacs/Public Right-of-Ways

No one is more frustrated over the time, energy and effort that has been expended over the past six months to obtain bids from landscaping companies than the Board! Numerous appointments were set with various companies, many of whom never showed up. We finally obtained bids and are pleased to announce that the work will commence in the following areas:

- Terrace Avenue
- Falcon Crest Drive
- Snowdon Avenue
- Woodhaven/Whitehall Avenue

Irrigation, sprinkler systems, tress, shrubbery, ground coverings, and sod will be installed in each of these "common areas" by the landscaping company. SPHA will also install a park bench and trash receptacle in each of these areas.

At **NO TIME** whatsoever should any vehicles be parked on these areas. While the park benches are for the benefit of South Point residents, we ask that everyone respect the areas and the adjacent neighbors, and maintain the areas, keeping them clean from debris and trash.

Lighted Fountains in Ponds

Another ongoing project is the purchase and installation of lighted fountains in the six ponds located in South Point. These fountains are being installed to visually enhance the ponds, provide agitation, reducing insects, algae, and vegetation growth. We ask that you respect the yards and private properties of residents who live adjacent to the ponds. Please do not trespass through a resident's yard, swim, fish, or play in ponds or throw trash and debris into the ponds.

Future Playground

SPHA has not legally and officially received a lot or portion of land from the Developer or D. R. Horton, Inc. for a playground. Since 2003, residents have hoped for and asked about a playground located within the subdivision. While this project has yet to come to life, it has not been forgotten or overlooked. The planning will continue to take time and money, and we hope to have more information in the future to share with you.

ITEMS/AREAS OF INTEREST WORTH REPEATING

Now that summer is upon us and there are new residents in South Point, there are some previously mentioned items that everyone should keep in mind.

Children are out of school and will be outside playing, riding bikes, and walking around. Keep in mind that it is the parents' responsibility to watch their children and

teach them safety about **NOT** playing in the street; utilizing caution and respecting road signs when riding bicycles; **NOT** playing, swimming or fishing in ponds (signs are posted and violators can and will be cited or ticketed); and not trespassing across neighbors' yards, or playing in neighbors' pools, especially during the daytime when many people are at work. This includes trespassing across yards on foot, ATV's, dirt bikes and go-carts. Please respect your neighbor's yard and property at all times.

Pets: For the safety of your pets and in consideration of your neighbors, please do not let them roam freely in the neighborhood. Stray animals, wild animals and cars can be dangerous or even deadly to your pet. Louisiana does have a Leash Law!

Ditches & Canals: If your lot is adjacent to a ditch, please remember that it is **your responsibility** to maintain the portion up to the ditch that is part of your property. Do **NOT** use root killing pesticides as the root systems of plants aid in preventing erosion of the soil. If you have installed a fence, you are still responsible to maintain the area from your servitude up to the ditch. The Parish is responsible for routine cleaning and maintenance the ditches and canals.

Ponds: If you live adjacent to a pond, it is **your responsibility** to keep up with the maintenance of the grass from your servitude up to the pond.

Mo-Dad Utilities: If you purchased your home from a previous owner (not brand new), please make sure that you have your sewer service set up in your name with Mo-Dad Utilities, telephone 305-1000. We have had a few residents contact us regarding bills they received for non-payment (some over a year!) because they were not informed or aware that they needed to make these arrangements for the transfer of sewage services. Restrictive Covenants ¶6

SPHA Phone Number: As announced in the March 2007 newsletter, SPHA has a telephone number: 225-610-9578. Please note that the phone will be used as a repository for messages. Depending on the nature and circumstances of your call, a Board member may be delegated to return to your call. In matters that require written documentation for record purposes, a response will be provided in writing. You are encouraged to contact the Board by postal address or email. Please do not call personal home numbers of Board members for SPHA business. This is what the cell phone is for.

Staying Informed: While a lot of time and effort has been put forth to maintain a master list that contains all of the information the Board needs to keep in contact with the residents, it is not without your help that this information is kept up-to-date. Never assume that we have your telephone number, current email address, or

know that you are moving, or have moved and are now leasing your house. While there are resources to look up information, not everything is as easy as an internet search.

Therefore, it is requested that each resident contact the Board (regular mail, email or by leaving a message on the SPHA cell phone and provide the following information:

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- Primary email address (if applicable)
 - Primary telephone number
 - If leasing your house, YOUR address so that you will receive copies of all correspondence or information
 - If leasing, the name, address and telephone number of your property manager (if applicable).
 - Name of your current tenant/lessee (if applicable).
 - Alternative mailing address (if you utilize a post office box or alternative street address).
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VOLUNTEERS NEEDED

Your homeowner's association covers 541 homes in South Point. Volunteers are always needed for new, ongoing or routine projects as the situation or need arises. Please consider giving a little of your time to help. A Volunteer Form can be found on our website or email or call the Board to sign up.

BEAUTIFICATION COMMITTEE

Our SPHA's Beautification Committee is in full force with the Yard of the Month and the monthly Walk for Beautification. More volunteers are needed to help with the monthly routine clean-up around South Point. This is a great time to get involved, exercise, and interact with neighbors.

If you would like to nominate a yard, or sign up to help with the monthly walk, contact:

liz.beautificationcommittee@yahoo.com

Details and specifics on the Seasonal and Holiday Yard Decorating Contests are forthcoming as we have not had the opportunity to draft or finalize details. Volunteers are needed in this area!

WELCOMING COMMITTEE

Each month "Welcome Packets" are delivered to the newest residents in South Point Subdivision.

As mentioned before, to aid SPHA in properly welcoming new homeowners, we need your help to keep us informed. If you are selling your house, please encourage the new owner to contact us as soon as possible so we can update our records and put them on the list to receive a Welcome Packet.

If you are a business owner, maintain a home-based business, or have a company and would like to include promotional items or literature in our Welcome Packets, please contact Andy at one of the Board's addresses.

BOARD OF DIRECTOR 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, you must contact the Board no less than 24 hours prior to the scheduled meeting. The meetings are held at 7:00 p.m. at a Board member's home.



NEIGHBORHOOD WATCH MEETINGS

Meetings are held on the first Monday of each month at 7:00 p.m. If you plan to attend, please either write or call the Board as the meetings are held at a resident's home.

We NEED your involvement and participation to make this program work. Being informed and alert benefits everyone in reducing or eliminating crimes in our own neighborhood.

NEIGHBORHOOD WATCH TIP

Now that summertime is upon us, more children are playing outdoors. Help keep your children safe by reminding them to use safety when playing outside, not to play in the streets, and not to trespass across neighbor's yards. Remind them to use their instinct, that inner voice or feeling, if ever approached by a stranger in a car and NEVER accept a ride or approach the driver.

WE STILL NEED to establish safe houses in the neighborhood where children know they can run immediately if they are not close to their own home. Please review the NW program information which is available on our website or contact the Board so we can get a copy to you.



If you are planning to be away on vacation, make sure you contact the Post Office and request a hold on your mail delivery. The same for newspaper delivery. Or ask a trusted neighbor to pick up these items for you until your return. You can also contact the Board and we will advise the Deputies who perform our twice weekly private patrols to check on your home while you are away.

**PLEASE ATTEND A MONTHLY
NEIGHBORHOOD WATCH MEETING**

ARCHITECTURAL CONTROL COMMITTEE

The Board has been working to keep up with the responsibilities and duties allocated to the ACC as we are short in manpower/volunteers to fill ACC positions. Understandably the role as an ACC member is not one most people want to undertake. Nonetheless, the ACC is a very vital element of the association.

In 2007, some of the past violations are ongoing and unresolved at this time. That does not mean that we have not been actively upholding the duties and responsibilities in addressing Restrictive Covenant Violations. **Covenants are to be followed by everyone, homeowners and renters/lessees.** No one is exempt from following the rules.

To date 37 different violations have been addressed in writing, and most have complied after receipt of the first notice. There are a few that have not been so easily resolved. While enforcing compliance by legal means (filing a lawsuit and going to court) is the last resort, if the situation warrants, we will move forward to the fullest extent of the law.

One of the biggest issues we are contending with is the increase of residents parking RV's, travel trailers and campers in the neighborhood. This is one area of contention that causes a lot of problems for everyone. The Restrictive Covenants clearly state in ¶10:

"No house trailers, mobile home, buses, commercial vehicles or trucks shall be kept, stored, repaired or maintained on any lots or tracts, servitudes or right-of-way in any manner which would detract form [sic] the appearance of the subdivision."

Or in ¶13 (9th & 10th Filings):

"No house trailers, school buses, commercial vehicles, trucks (except passenger/pick-up trucks) ATV's (including off-road motorbikes), go-carts, bicycles, or toys shall be kept, stored, parked, repaired or maintained on any Lot, street, servitude or right of way, in such a manner as to be visible from the street on which the Lot fronts."

And ¶18:

"Boats, vehicles, campers or trailers of any kind or parts, appurtenances of any boats, vehicles, campers or trailers shall not be kept or stored on any lot nearer to the street than the minimum setback lines as set forth in these covenants, nor shall such equipment be kept or maintained on any lot in any manner which would detract from the appearance of the subdivision."

Or ¶27 (9th & 10th Filings):

"Boats, vehicles, campers, motor homes, recreational vehicles or utility trailers of any kind or parts, appurtenances of any boats, vehicles, campers or trailers shall not be kept or stored on any lot nearer to the street than the minimum setback lines as set forth in those covenants, nor shall such equipment be kept or maintained on any lot in any manner which would detract from the appearance of the subdivision."

The problem and confusion lies within the two paragraphs provided in the RC for each filing. Some residents have parked these items in their yards, which is a clear violation and a detraction from the appearance of the neighborhood.

Do we allow residents to park passenger vehicles, boats, trailers, campers, utility trailers, RV's, or even 18 wheeler commercial cab trucks in their backyard or side of the yard when no fence is erected and the items are in clear vision? Or is it allowable when a fence is in place and hides all or a majority of the item? How does this pertain to residents with corner lots? To what length or degree are residents allowed to park these items on the concrete of the driveway?

Residents are divided on this issue. The 2005 Board passed a motion to allow boats and trailers 20' and less to be stored on the concrete portion of a driveway. The minimum setback line is 30' from the street.

This is WHY we need everyone's vote on the Amended Restrictive Covenants. This affects every homeowner in South Point, so thorough consideration should be given to each and every paragraph of the document. Please do not vote in haste, but read over the document that governs your property in South Point.

Aside from addressing Restrictive Covenant violations, the ACC Submittal Form should always be completed and mailed to the SPHA post office address or emailed **BEFORE** you conduct any improvements or changes to your home or lot.

This includes, but is not limited to, expanding your driveway, building a fence, enclosing your garage, building or purchasing a shed or workshop for your backyard, back or porch/patio additions (when a roof is added), This aids in avoiding any problems or violations to the Restrictive Covenants. Please allow 30 days from the time of receipt of your ACC Submittal Form and approval of the improvement.

- REMINDER -

2007 Semi-Annual Membership Meeting & Yearly Social Event

All residents are encouraged to attend!!

We Must Vote on the Amendments to Restrictive Covenants

When: July 28, 2007

Time: 5:00 – 8:00 p.m.

Where: **SOUTH POINT DRIVE & SPRINGHILL AVENUE**

(In the open land area just past the intersection and before the D. R. Horton Information Center)

Bring Your Own Lawn Chair

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