

# South Point Homeowner's Association

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

## March 2006 Quarterly Newsletter

### *President's Message*

*By Stacy S., 2006 President*

For those residents new to South Point, welcome to not only to your new neighborhood, but to the South Point Community!

South Point Homeowner's Association began in March 2003, and continues to work towards the common goals and guidelines first established in 2003. That is, maintaining South Point as a neighborhood where residents can feel comfortable, safe, secure, and proud to live!

As a familiar saying goes "it takes a village to raise a child;" it takes the participation and effort of *all* residents to maintain the integrity, appearance, cleanliness, safety, and value of our neighborhood and personal investment.

The hard work, foundations, community and parish relationships established by the prior Boards will continue to grow in 2006. I personally want to thank the past Board members for the hard work, time and effort they put forth over the past year!

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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) today.

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### **Neighborhood Watch**

Efforts are underway to get the Neighborhood Watch program up and running in South Point before summer of 2006! Potential block captain points and safe houses have been identified and residents will be contacted in the very near future to step up in these roles. There is a minimal \$5.00 fee for Neighborhood Watch which covers the cost of the stickers to be displayed on your door(s) and/or window(s). Contact the Board to volunteer or for further information.

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## **SOUTH POINT NEEDS YOU!!**



Due to relocations, job constraints, etc. a few of our newest Board members have had to resign. Therefore, we are in dire need of residents to join both the Board of Directors and Architectural Control Committee. PLEASE give serious consideration to assisting this year as **WE NEED YOU!** Contact the Board today!

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### *Treasurer's Note*

*B. Joshi*

By now all residents should be aware that South Point does in fact have a mandatory Homeowner's Association and every resident is required to pay their annual dues. If you have not paid in full the 2005 dues, please forward your payment immediately. Your cooperation is greatly appreciated.

Please also note that while your 2006 dues cover January 1 through December 31, 2006, **the deadline in which to pay the dues has been moved to April 1, 2006.** This change has been made in light of the expenses many residents face during the end of the year due to the holidays. If you choose to pay your annual dues of \$60.00 prior to April 1, 2006, that is acceptable as well.

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*Farwell from the 2005 Outgoing President  
By Kim H., 2005 President*

I believe that the 2005 Board of Directors for South Point Homeowners' Association gave freely of their talents and aptitudes, because of the willingness to build a community rather than a subdivision, 2005 was a pivotal year.

We built bridges with the developer, builder, public officials and public utility companies that were not present at the time of 2005 Annual Meeting. Safety was a priority that was set in motion quickly and has proven to be extremely successful. The Livingston Parish sheriff's office works diligently to ensure safety in the parish.

An ongoing effort to maintain the aesthetics and beauty of our neighborhood with Architectural Control issues and violations of restrictive covenants is a project that frankly, consumes large amounts of time and patience. Residents claim not to receive the proper documents to inform them of their membership and compliance with homeowners' association. This is a situation that has existed since the beginning of the first phase and will continue throughout our residency.

All homeowners and renters, alike need to follow the covenants and respect their neighbors such as not allowing their dogs or cats to roam free. Once again the restrictive covenants govern all resident's responsibility not to park on streets or cause a hindrance around a blind curve. All residents should consider the safety of themselves and their neighbors as children tend to play in the streets. All drivers need to be aware and respect the 25mph speed limit and obey stop signs. I fear one day a tragic accident will occur and a child, jogger, biker or walker will be seriously hurt. No one wants to feel responsible for an act of irresponsibility.

Many residents over 2005 expressed the fact that seems logical to most, having the due date at the first of the year is not feasible for most residents. Changing the due date to spring such as the annual schedule of payment due in April, the majority of residents feel this works better for their families' budget. The Board of Directors listened and acted accordingly.

The Neighborhood Social is designed to bring residents together in a sense of community. Our councilman always attends along with any other special visitors. Last year the event was held in July and was only attended by a few residents. Remember the individuals who volunteered their time and energy gave of themselves, and residents should realize that attendance is a great reward. As mentioned in the 2006 Annual Meeting, the Social will return to a cooler part of the year and many people will be needed to brainstorm and organize the event.

My biggest plea over 2005 was for people to volunteer. I realize everyone has reasons not to become involved and a long laundry list of complaints. However, my philosophy is change occurs when those who have a lot of input become active in the progress of their homeowners' association. No one on the Board is being paid for what we do, we also live in the neighborhood, which means we pay our dues as well. If one can give 2 to 3 hours per month to assist in implementing changes, it will improve all of our investments. A piece of real estate is one of the best investments a person can make but only if the neighborhood maintains its integrity.

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*Architectural Control Committee  
In General . . .*

While there are residents who have owned property or homes before, there are also residents who are new to the homeowner realm, as well as what a Homeowner's Association is and what it stands for. Quite simply stated, I cannot phantom that the intent of any homeowner is to decrease or diminish the value of the home they have invested in; or desire to live in a neighborhood community that is unsafe, dangerous, garbage slewn, unkept, and a disgrace to the eyes.

The purpose of the Restrictive Covenants and the responsibilities of the Architectural Control Committee is to ensure for the benefits of all homeowner's that each resident abides by and follows the Restrictive Covenants. Before conducting any improvements or changes to your home or lot, such as adding to your driveway, building or putting up a fence, enclosing a garage,

sheds, workshops, back porch additions (wherein a roof is added), etc., you are required to contact the ACC first. This will avoid any problems or violations to the Restrictive Covenants.

If you have not received a copy of the Restrictive Covenants, a copy for each filing in South Point is posted on our website. If you do not have access to the internet, you can contact the Board in writing and a copy will be sent or delivered to you.

By no means is the following meant to be condensing or to minimize the knowledge and understanding of any persons. For some, the term "Restrictive Covenants" may be confusing or misunderstood. Therefore, definitions as defined by Merriam-Webster's is listed below.

**re·stric·tive:** *adjective*

**1 a:** of or relating to restriction **b:** serving or tending to restrict

**re·stric·tion:** *noun*

**1:** something that restricts : as **a:** a regulation that restricts or restrains **b:** a limitation on the use of property or a facility

**cov·e·nant:** *noun*

**1:** a usually formal, solemn, and binding agreement

**2 a:** a written agreement or promise usually under seal between two or more parties especially for the performance of some action **b:** the common-law action to recover damages for breach of such a contract

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### *Commonly Asked Questions and Answers*

Is membership in the Homeowner's Association required?

- Yes. Membership is mandatory and not elective.

How much are the dues?

- \$60 per year.

When must the dues be paid?

- By April 1, 2006.

Where do I send my dues?

- South Point Homeowner's Association, P. O. Box 1496, Denham Springs, LA 70726-1496.

If I need to contact the Board, how do I reach them?

- All inquiries or questions should be submitted either to the email address: [southpointboard@gmail.com](mailto:southpointboard@gmail.com) or to P. O. Box 1496, Denham Springs, LA, 70726-1496. Mail is picked up weekly at the post office.

Are Board Members paid?

- No. As noted in the Article 4, Section 3 of the By-Laws, no Board member is compensated for their service. All positions held by the Board Members and ACC are voluntary.

How are our dues spent?

- The dues are utilized to cover various items, including grounds maintenance by the entrance signs, common areas (e.g., cul-de-sac areas), water, electricity bills for these areas, private police patrol, additions/repairs to the entrance signs, postage, P. O. box fees, website maintenance and renewal fees, copying, and supplies for newsletters and official letters, legal fees when judgments must be filed, and costs for yearly social event for neighborhood are some of the expenses incurred.
- Your dues will also go towards the goal of playground(s) being established in the neighborhood, and possibility an official Homeowner's Office.

Who do I contact about stray or vicious dogs; excessively loud music; cars parked on the street; ATV's, 3/4 wheelers or lawn mowers driven on private property or on the street; kids playing recklessly in the streets; or any other items of this nature?

- In an emergency, call 911. Non-emergency items should be called into the Sheriff's Office at 686-2241. Dial Option #1, after 4:00 p.m. All other concerns should be directed to the Board or ACC so that we may determine the correct contact or course of action.