

South Point Homeowner's Association

Established March 2003

www.southpointsubdivision.com

September 2006 Quarterly Newsletter

President's Message

By Stacy S.

It has been the best of times, and it has been the worst of times...and the year is not over yet! In all sincerity, the goals, determination, and many, many hours of hard work put forth so far in 2006 by the Board of Directors is far from over and in many aspects, just beginning. There will always be a bump or two in the road that can and will turn the focus away from the main areas of concentration, but do not doubt that our commitment and efforts are for all of the residents of South Point Subdivision.

Instead of placing blame and pointing fingers, we are working diligently to find solutions to the problems and situations that have arisen in 2006 and prior years. Diversity and challenges will always exist. Working together efficiently, we can resolve problems and issues and move forward.

From attending the July and August Special Membership meetings and from receipt of the proxy via U.S. Mail, some of you are aware of the discovery of variances and differences in the Restrictive Covenants for the various filings, especially the 9th and 10th filings. This is a concern that needs our attention now, rather than in the future when problems arise.

The resolution of this problem will take time, research, reviewing Louisiana law and Livingston Parish ordinances, comparisons to Restrictive Covenants in other HOA's, as well as viewpoints and input from YOU - the individuals who are affected by the Restrictive Covenants. We are concentrating our efforts to have a final draft of the proposed Amendments distributed to all residents on or before December 15, 2006, and anticipate voting on the proposed amendments at the Annual Meeting to be held in January 2007.

This is not a matter we want or are trying to rush through without serious consideration. Our goal is to protect the rights of each homeowner in South Point. As long as you own a residence or lot in South Point Subdivision, you HAVE a vote on all issues brought forth before the HOA, because YOU ARE the membership. The only stipulation is that you must be in good standing to vote. That means that your yearly HOA dues must be paid in full

Those of you with internet access may have noted additions and updates routinely placed on our website. By no means do we consider the internet the foremost or only means of communication with residents. I personally am aware that there are many who do not have or use computers. For that reason, you will find duplication of information provided on the website in the quarterly newsletter.

Additionally, I hesitate to post SPHA's financial records and meeting minutes on the website as it is accessible not only by the membership, but by the entire world. You are always entitled to request a copy of both or review the records by contacting the Board.

For Your Information

We have been advised that D. R. Horton, Inc. will operate the 7th & 8th filings as a separate Homeowner's Association with separate dues, including a new version of Restrictive Covenants that will run with those filings only. D. R. Horton will also have the capability of adding future filings to those Restrictive Covenants. These filings will be self-sufficient and will pose no financial burden on the existing South Point Homeowner's Association, Inc. and the respective filings already covered by SPHA. Their budget will include maintenance of the back entrance (adjacent to the 7th & 8th filings, not the back entrance on Falcon Crest and Brown Road), as well as any detention ponds or areas that are adjacent to those filings.

The landscaping around the main entrance sign on South Point Drive will undergo some "sprucing up" by a landscape company retained by D. R. Horton, Inc. at their expense. No monies of the SPHA will be utilized for this project.

The outdoor letter/sign board should be installed by the front entrance sign by the time you receive this newsletter. SPHA owns and will maintain the sign as another form of communication with residents.

Subdivision Clean Up

Ditches & Canals: Vantage Construction is currently performing this work. As mentioned in the June 2006 newsletter, there may be some fences affected in the course of this clean out, which is the homeowner's sole responsibility.

Empty Lots: D. R. Horton has acquired the empty lots for future construction. Until developed, these lots are on a three-week mowing rotation basis. These lots are distinguishable by the "fake" bright green grass edging near the street which is used to reduce erosion and soil run off.

Ponds: Vantage Construction will commence the necessary dredging, elimination of vegetation, and cleaning of the ponds once the weather permits the use of heavy equipment. No definite timeline can be provided at this time.

Drains & Sandbags: D. R. Horton recently placed sandbags in front of the street drains for erosion control. This is part of the Federal Clean Water Act. The purpose of the sandbags is to keep sand/silt/dirt from washing into the storm sewer system. Please do not remove these bags or allow children to play with or move the bags.

Streetlights: On a monthly basis, the Board provides DEMCO with a list of lights in need of repair. We have been advised that these repairs made by a contractor of DEMCO on Tuesdays and Thursdays. If you are aware of a streetlight in need of repair, you can call DEMCO directly at 665-8932, or contact the Board so that the light can be added to our list. We are marking lights in need of repair with orange masking tape, and ask that residents do not remove the tape.

Street & Curb Repairs: Various repairs are being made to streets and curbs in anticipation of them being turned over to the Parish.

Please keep in mind that the Association does not have current ownership of or responsibility for these areas. However, the BOD has been diligent in keeping in touch with the proper authorities on the maintenance and upkeep of these areas.

Homeowner's Management Company

In July, SPHA obtained preliminary information regarding the cost of retaining a homeowner's management company to handle a number of the tasks currently handled by the Board, including the collection of dues and issuance of notifications and ACC violation letters. HOA dues are \$5.00 per lot per month. The management company's fee is \$4.00 per lot per month. This would leave only \$1.00 per month per lot to cover the cost of off-duty private police patrol, landscaping maintenance (which is minimal at present, but will increase as common areas are conveyed to the HOA), maintenance of ponds, playground costs, monthly utility costs for common areas, insurance premiums (hazard, liability and Directors and Officer's errors and omissions), as well as newsletter and postage expenses. Therefore, it is not feasible to hire a management company at this time. However, we will continue our efforts to obtain additional quotes and information.

Playground/Ponds

As most residents are aware, one lot has been donated to SPHA for a playground. Obviously, the initial cost of building and equipping the proposed playground, as well as installation of fountains in ponds, will be greater than the maintenance and upkeep costs in the following years. At the January 2007 Annual Meeting, the Board will be asking the membership to approve the allocation of monies from the 2007 budget and from unused 2006 dues to these areas so that they can become a reality.

Legal Issues & Lawsuit

The 2006 budget approved by the membership at the annual meeting included \$10,000 for legal expenses. The budget for 2005 was \$3,000. The increase was determined by the 2005 Board based on the growth of South Point, and to provide amounts accordingly.

First and foremost, let it be known that the last thing the Board wants to do with any SPHA funds is spend it on lawsuits, liens, judgments, and court costs. However, due to the fact that a few residents remain in arrears for their dues, we must proceed with filing liens before the end of the calendar year 2006. In the case of continued Restrictive Covenant violations, judgments will be filed with the Justice of the Peace as needed. While we do not want to be considered the "bad guys" for being forced to take these actions, it is part of the responsibility of being a member of the Board and/or ACC.

A lawsuit has been filed by a resident against SPHA and we feel it is our obligation to properly represent SPHA in defense of this claim. In doing such, we will use some of the funds allocated to this area. It is and will be our intention to keep the actual costs incurred to a minimum. There is no doubt that the membership would agree that our dues could be spent in many other ways for the betterment of the community.

Another anticipated legal expense for 2006 will be for the review of and assistance with the proposed Amendments to the Restrictive Covenants.

Treasurer's Note

B. Joshi

Through quarterly newsletters, U.S. Mail, and/or email, residents have been given numerous reminders to pay yearly homeowner's association dues.

As stated previously, it is the Board's preference to avoid institution of legal action against residents for non-payment of dues. However, there are residents who remain outstanding for 2005 and 2006 (and a few for 2004). With the last quarter of 2006 upon us, it is imperative that we take care of 2006 business during this calendar year.

Yearly dues are \$60.00 and are due on March 31st of each year. New residents who purchase newly constructed homes or buy from a previous owner are entitled to prorated dues from the date of closing on their residence to the end of the calendar year, December 31st.

If necessary, installment payments can be arranged. We are always willing to work with residents to

bring their dues current. If you are one of the few residents who remain outstanding for 2006 or any previous year, you will receive notification in the mail shortly to finalize the matter. Your cooperation and assistance in bringing 2006 up-to-date are greatly appreciated.

Independent Accountant Review

Hope J.

The Board will be providing the initial information to the firm of Dean and Dean next week in order to move forward on the review of 2003 – 2005 accounting records. Once the accountants' report has been issued, it will be available on the website and by personal request.

Welcoming Committee

SPHA would love to see the Welcoming Committee put back into action and we have a volunteer who has stepped forward with a great idea with a touch of nostalgia! Some of you may remember the *Welcome Wagon* -- you received a basket or container with various local information, flyers, coupons, and goodies to welcome and greet you to your new home and community.

We need your help so that we can create and distribute Welcome Baskets to the new residents in South Point for 2006. Do you have a personal business, home-based business, create or make crafts & arts, business cards, flyers, discount coupons for local businesses, etc. that you would like to advertise or donate to the cause?

Please contact the Board so that we can implement this idea immediately. It would be nice to take the time once a month to greet new residents and make them feel welcomed to their new neighborhood.

Beautification Committee

Liz W.

SPHA's Beautification Committee has been canvassing the subdivision in search of the next "Yard of the Month." There are many contenders, and we want to continue to honor and acknowledge homeowners for their hard work, time and efforts to display yards that are outstanding and beautiful!

The July Yard of the Month was 23929 Rosemont Drive; August was 23825 South Point Drive, and

September is 23833 Stonegate. If you have a few minutes, please pass and admire the beautiful landscaping and appearance these homeowners have worked hard during these hot summer months to maintain! Nominations for future Yards of the Month can be submitted to:
liz.beautificationcommittee@yahoo.com.

The Beautification Committee conducts a "Walk for Beautification" on the 2nd Saturday of each month beginning at 8:00 a.m. The first half mile of South Point Drive was the focus of the first Walk for Beautification. The second was Terrace Avenue and the west end of Springhill.

If you would like to join in for a little exercise and assist in picking up any minor trash and debris in the roads and on the curbs, put on your walking shoes and sunscreen, and join us in our endeavor to keep South Point clean and beautiful!

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. If you utilize an alternative mailing address or P. O. Box for your mail delivery, we need that information as well so we can keep in contact with you and update our records!

2006 Membership Social Event

Come join your neighbors for an Old Fashion Ice Cream Social on **Saturday, October 7, 2006, 3:00 – 5:00 p.m.** This year's Social will be held in the cul-de-sac of Whitehall and Woodhaven, near the site of the future South Point Playground. Join us for ice cream cones, sundaes, floats and sodas (sugar free will be provided as well) while having a chance to meet your neighbors and help build a sense of community and togetherness.



Architectural Control Committee

We have had a relatively small number of problems this year, a situation we hope will continue through the remainder of this year and the years to follow. Please keep in mind that the complaints reported to or observed by the ACC are vehicles parked in yards, cars parked routinely or continuously in the streets, and residents who allow their dogs and/or cats to roam freely around the subdivision.

Please help us reduce these problems by adhering to the Restrictive Covenants and Louisiana leash laws in regards to dogs.

Insurance Coverage

Quotes for insurance for SPHA have been requested so that this important item can be properly presented to the membership for consideration and vote in the 2007 budget.

Telephone Numbers and Contacts

Sheriff's Office Non-emergency: 686-2241

After 4:00 p.m. dial Option #1

DEMCO: 665-8932

Livingston Parish Permits Office: 686-3062

Councilman District 5

Albert "Buddy" Mincey: 665-6504

Neighborhood Watch

We are still in need of residents to come together to get our Neighborhood Watch Program actively functioning! Packets of information were available at the July and August special meetings, and a copy is available on our website. It takes our willingness, involvement and assistance in addition to law enforcement to help keep South Point a safe and secure place to live.

If you would like more information or a copy of the NW program, do not hesitate to contact the Board.

Neighborhood Watch

Why This Program Is Important

Neighborhood Watch groups make the community a brighter place to live by keeping an eye on one another. Watches should be proactive; about making residents aware of what is going on in the neighborhood and giving them the right information. The more you communicate, the more you care about others and others' property, and they for you. The point is to allow neighbors to get to know each other. If you do not know someone, odds are you will not notice suspicious activity.

A neighborhood watch is a "formalized way for a community of residents to be involved [in crime prevention] in a positive way, rather than being vigilantes," said Faye Warren, director of conference and training support services, National Crime Prevention Council, Washington. "With empowerment often comes an improved economy," Warren added. "Rental properties and housing values increase because people want to move into a safe community."

"Ninety-five percent of police arrests are the direct result of citizen phone calls. It's better than a dog, security system or lights." - Matt Peskin, National Association of Town Watch.

For more information, check out these websites:

National Crime Prevention Council - www.ncpc.org

National Night Out -
www.nationaltownwatch.org/nno

National Sheriffs' Association -
www.usaonwatch.org

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~ **REMINDER** ~

2006 South Point Social

Old Fashion Ice Cream Social

Saturday, October 7, 2006 --- 3:00 - 5:00 p.m.

Cul-de-sac at the intersection of Whitehall & Woodhaven

(near the location of South Point's playground)

Mark your calendar and come join us to meet, greet, socialize,
and enjoy a mid-day treat with your fellow neighbors!

SOUTH POINT HOMEOWNER'S ASSOCIATION
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