

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

## September 2007 Quarterly Newsletter

### PRESIDENT'S MESSAGE

By Stacy S.

Over the past twenty-one months, I have heard comments and complaints from residents. Mixed in all of that, there have been words of praise and thanks, for which all of the Board is grateful and appreciative! Unfortunately, there are no absolute alternatives, solutions, or definitive answers for the various problems we encounter or the situations we must handle. It is appreciated when residents step up to the plate and give their suggestions, ideas, viewpoints, opinions, and thoughts, because this shows that they care about their neighborhood and their investment in their home.

South Point Subdivision is a diverse mixture that includes young families, single parent families, retirees, first time homebuyers, military transfers, and renters/lessees. Some residents are new to Louisiana, and some have lived here all of their life. The one thing we have in common is that that we call South Point Subdivision our home.

With that being said, there are many responsibilities that come with owning/leasing/renting a home outside of paying your monthly bills. That is where the Restrictive Covenants ("RC") come into play and how they aid and help each and every homeowner.

The outside of your house, the appearance of your yard, driveway, fence, and sides of your house, also known as "curb appeal," are on visual display 24 hours a day, 7 days a week. When you fail to mow your lawn for weeks, leave trash or debris in the yard and around the house, park vehicles and boats in the yard (which kills the grass and make ruts in the dirt), have an unfinished fence (or one in need of repair), or leave your Waste Management dumpster on the curb all week long – people notice and people speak up. Why? The answer is simple – those items adversely affect every homeowner in South Point because it brings the value of everyone's property DOWN.

There are two comments I received this year, that actually concerned me as I personally found them disheartening, and not worthy as reasons for continued violation of the Restrictive Covenants. One was "It's not

like these are \$1,000,000 homes", and the other, "What do you expect, this is a working class neighborhood." That justification or excuse is a disgrace to the vast majority of homeowners. Many homeowners have spent countless hours of manpower, sweat and energy, not to mention money, to produce and maintain beautifully landscaped yards. While few will ever own a million dollar home, should that discredit our ability to maintain and appreciate our houses and yards as if they were worth millions? Secondly, the level or type of work a homeowner(s) does should not diminish the standard or quality of the neighborhood. There are blue and white-collar workers, business professionals, specialists, entrepreneurs, and business owners – again a wide variety of diversity!

I respectfully realize these individuals have a right to their opinion, however, one's perspective should not be a justification or excuse for their disregard or general disrespect for the Restrictive Covenants that are observed by the majority of the 750+ residents who live in South Point Subdivision.

Enforcement of the Restrictions is necessary. While no one likes to be the "bad guy," this is a vital and important aspect that affects each and every homeowner in South Point Subdivision. Just imagine what this neighborhood could or would look like if there was no enforcement of the RC!

To date:

127	Violations have been noted
85	Received a 1 <sup>st</sup> Notice of Violation Letter
26	Received a 2 <sup>nd</sup> Notice of Violation Letter
6	Received a 3 <sup>rd</sup> Notice of Violation Letter
1	SPHA Attorneys to Seek Legal Remedy
42	Violations on "Watch" (a violation has been noted, and a determination will be made as to whether this was a one time occurrence, or a routine and continuous violation)

Earlier this year, one violation was turned over to SPHA's attorneys for legal action. Fortunately, the homeowner in violation ultimately ceased the violation, and minimal costs to pursue the matter legally were incurred.

Bottom line, you live in a subdivision that is governed by Restrictive Covenants, and you have an obligation to comply. If you fail to do so on a routine and continuous basis, a violation letter will be sent. While this may be upsetting to those who receive a letter, please understand our position -- the Board/ACC are fulfilling their duties and responsibilities. It's not a personal issue, it is a business matter. Keep in mind, we too are homeowners and we are not paid for the work we do.

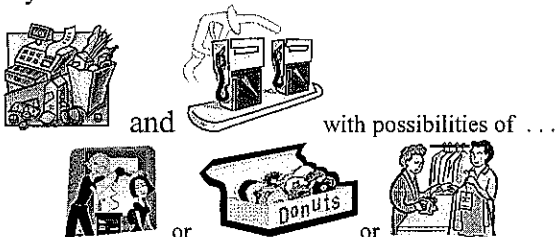
On a different note, serious consideration needs to be given to hiring a management company to handle the administrative duties for South Point. The Board will continue researching the possibilities and details. In the long haul and over time, the advantages and benefits are worth the cost and expense. Our neighboring subdivisions have hired management companies from the start, or shortly after the Developer turned the rein of responsibilities over to the HOA.

#### SEMI-ANNUAL MEETING/YEARLY SOCIAL EVENT

Attendance at the Semi-Annual Meeting and Yearly Social Event was good, though we would like to see more residents take the time out of their busy schedules to attend meetings and the Social Event!

*Thank you* to all who stayed when the weather changed and we were again hit with heavy rainfall! A completely new meaning to the phrase "a tight knit community" comes to mind. Just envision a crowd huddled under a tent when the sky opened up and turned the area into a wet, muddy, swampy mess. Nonetheless, a good time was had by those who endured the weather. We appreciate your dedication and willingness to hang in there when the rain came!

A copy of the Amended & Reinstated Restrictive Covenants is and has been available on our website. Also available is the Restrictive Covenant Fine Schedule. Copies will be distributed to all homeowners and residents via email transmission, U. S. Mail, or hand delivery.



#### SOUTH POINT SHOPPING CENTER UPDATE

The official date for the grand opening is not yet available. With the heavy rains and extreme weather this summer, construction has been delayed. In addition to the convenience store, some of the targeted markets for the other stores are a hair salon, a dry cleaner drop-off, and a donut shop. We hope to have more information in December.

#### LIEN FACTS AND STATS

Did you know . . . a lien filed against your property must be satisfied in full before you can: a) sell your house; b) obtain a home equity loan or second mortgage; or c) refinance your house? Also, a lien a) remains in effect for 10 years from the date it was filed until paid; and b) shows up on your credit report. To satisfy and cancel/remove the lien, court costs and notary public fees must be paid for both filing and cancellation of the lien in addition to the dues owed and interest accrued. When it comes to paying your yearly HOA dues on time or paying fines assessed for continued Restrictive Covenant violations . . . is it really worth the risk?

Keep in mind, failure to pay your HOA dues does not exempt you from adhering to the Restrictive Covenants. Membership is not optional; it is automatic when you purchase a home in South Point Subdivision.

#### Current Liens Stats

2006 – 59 filed, 32 satisfied 29<sup>+</sup> outstanding  
2007 – 115 filed, 59 satisfied, 56<sup>+</sup>\* outstanding

+3 houses in foreclosure, recovery not attainable

\*\*22 liens filed in 2007 were second liens against the same homeowner(s)

#### VOLUNTEERS NEEDED

Your homeowner's association covers 557 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 you can contact the Board to sign up.

To those volunteers who have been assisting throughout 2007, whether the project was big or small – *Thank you so much for becoming Involved and your dedication to your subdivision!*

#### WE NEED IN ANTICIPATION FOR 2008!

##### Nomination Committee

**Includes:** One Chairperson, one Director & two or more members (appointed by the Board)

**Term:** Appointed prior to each annual meeting to serve from the close of such annual meeting until the close of the next annual meeting (one year).

**Duties & Responsibilities:** Shall make as many nominations for election to the Board as it shall in its discretion determine but not less than the number of vacancies that are to be filled.

##### Finance Committee:

**Includes:** Current Treasurer, one Director & two or more members.

**Term:** Appointed prior to each annual meeting to serve from the close of such of such annual meeting.

**Duties & Responsibilities:** Attend meetings and participate in planning proposed annual budget.



### BOARD OF DIRECTORS MEETINGS

Board meetings for the remainder of 2007 are held on the second Monday 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. Being informed and alert benefits everyone in reducing or eliminating crimes in our own neighborhood. **Since April, there has been NO attendance at the meetings. This is your neighborhood –your involvement and participation is needed to make this program work and to reduce crime risks in South Point.**

### ARCHITECTURAL CONTROL COMMITTEE

If you have not taken the time to drive through the entire subdivision on a weekend afternoon, then it is time to make the trip! The initial landscaping of the cul-de-sac islands is complete. While the sod, plants and trees need time to root and mature, we ask that everyone (including children and animals) refrain from walking across and on the islands. More importantly, please **DO NOT PARK** vehicles on the islands. Any damage to the landscaping means more monies are to be allocated for repairs. Installation of park benches cannot be done until the rooting of the landscaping is secure.

The electrical sourcing for the sprinkler systems is not finished. We have relied on the kindness and assistance

of residents who live near the islands to turn on the sprinklers in the mornings and evenings. Without their help, the foliage would not survive the summer heat. A special *thank you* to each of you for your dedication!

We have obtained two bids for routine landscape maintenance of the islands, around the entrance signs, "curb appeal" of the ditches (approximately 20' from the curb to the ditch when viewable from the street), along the edge of the wetlands down Falcon Crest Drive and on Springhill Drive/Stonegate, the three public right-of-ways on South Point Drive, and in front of the pond on Stonegate. One bid includes maintenance from the edge of all 7 ponds up to 5' from water's edge, and pond (water) maintenance.

However, there is a huge difference in the bids – making it imperative that we obtain additional bids for this work. We must have a reliable, affordable, and able landscape company that will give South Point the attention and dedication it deserves. In the interim, immediate alternatives to mow and weed the islands is being sought.

### PONDS

Three lighted fountains have been ordered which will be placed in the following ponds: Pond No. 1 (South Point Drive/Whitehall Avenue/Sandlewood Court); Pond No. 4 (Waterford Court/Shady Bend Drive/Sandlewood Court/Springhill Drive) and Pond No. 7 (Snowdon Avenue). Our 2007 budget does not afford us the ability to purchase the remaining four fountains at this time, but will be a priority item in the 2008 proposed budget.

The Developer has been advised of the need for maintenance on all of the ponds for vegetation and weed growth, and will be attending to these matters soon.

### PONDS

The ditches are the responsibility of the parish. Some ditches have been mowed or cleared recently by the Parish, others have not. I encourage those residents who live adjacent to a ditch to contact our Councilman Buddy Mincey directly to address the matter.

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**- REMINDERS-**

October Neighborhood Watch Meeting: Monday, October 1, 2007 at 7:00 p.m.

October Board of Directors Meeting: Monday, October 8, 2007 at 7:00 p.m.

Halloween Trick or Treating: Wednesday, October 31, 2007, 6:00 to 8:00 p.m.

Daylight Savings "Fall" Back 1 Hour: Sunday, November 4, 2007

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