

# The Lakes HOA Newsletter

Spring / Summer 2012



## Garbage Collectors to change

We all know that the more you use something, the faster it wears out. That applies to the roads in the Lakes, too. And big trucks, such as moving vans and garbage trucks damage the roads faster than our cars do.

According to a 1979 GAO study, one 18-wheeler is equivalent to 9600 cars in causing road damage. Granted, we don't get many 18-wheelers in the neighborhood, but you get the idea. And since we all get to pay for the roads in the Lakes, not with our tax money, but with our association fees, it is in everyone's best interest to minimize the number of trucks using our neighborhood roads.

**Therefore, the Board has come to the conclusion that having one garbage collection company vs the three that now come into the subdivision will save us all money in the long run.**

**Since the vast majority of residents now use Waste Management (WM), the HOA will**

## Teen hit by car while waiting for school bus

While waiting for her school bus one morning last month, one of our neighborhood teenagers was hit by a vehicle driven by another Lakes resident.

Fortunately the teen in question sustained only multiple contusions, but the frightening possibility is that the outcome could have been much worse.

Please be sure to drive carefully at the 20 MPH speed limit within the neighborhood and to stop at the stop signs.

That may seem like common sense and something that we shouldn't have to put in a

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**require that those few who use a different provider must switch to WM by Aug 2012.**

You will need to contact WM and set up your own payment plan and also terminate your old provider so that you aren't charged twice for the same month. If you already use WM, no action is required.

You'll be happy to know that WM will pick up virtually anything.

newsletter, but then we never thought we'd be writing the words in the first paragraph of this article.

Children play in our streets at many times during the day and occasionally walk to and from each other's homes after dark. Remind your children to watch for cars in the 'hood just as they would on streets outside.

**Watch your speed and stop at stop signs!**

Bottom Line: None of us wants to be the driver of a car that injures a child (or a pet), nor do we want to be the parent of that child (or owner of the pet) that is hit by a moving vehicle.

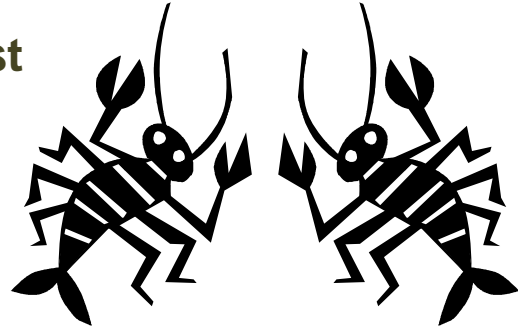
## Volunteers needed for mudbug fest

The ann-yoo-wul Lakes Crawfish Boil is set for May 12<sup>th</sup> (a Saturday this year) from 4 to 6 p.m. at the gatehouse.

Volunteers are needed not only to eat the crawfish, but to help set up the tent and tables in the yard adjacent to the gatehouse. Contact Bill Phillips at 624-8745, if you can help with the setup.

As usual, it is an all you can eat affair for all Lakes residents, and beer and soft drinks will be provided. Tables will be set up, but please bring your own lawn chairs, and platters if you have them. (And utensils, if you feel you need them; most of us will be eating with our fingers!)

Desserts are potluck, so all you chefs out there, whether male or female, please bring your most delectable sweets to share. We promise to sing your praises and thank you graciously.



And as usual, the Cajun band Tout Les Soir will be playing for your listening and dancing pleasure.

There is no cost for Lakes residents; guests are \$5 each. In the past several years, some have brought guests without paying for them. This means that some of the residents have actually not been able to eat. So please remember to pay for your guests and to let Bill Phillips know how many guests you will be bringing.

## Want to party?

Having a party for more than your house can hold? Remember, all residents may use the gatehouse for free once a year for parties of less than 100 guests. For children's parties, the maximum is 50 children and at least one adult for each 10 children. For minors aged 11 and up, if the party has 30 or more attendees, a security guard must also be on duty. For reservations contact Candy Fitch, 626-7879. Usage is on a first come, first serve-basis.

Use of the gatehouse is restricted to private parties or to meetings of non-commercial or non-political organizations, and the person who reserved the gatehouse MUST be present throughout the event.

Before you can use the gatehouse, you will need to sign a liability waiver and pay a \$50 non-refundable cleaning fee as well as a \$200 refund-

able damage/extra cleaning deposit. If you have already used your freebie for the year, you will also need to pay a non-refundable usage fee of \$75. Usage fees pay for utility costs and supplies such as soap and other cleaners, paper products, etc.

If the facility is clean and undamaged, the damage deposit will be refunded when the key is returned to Cathy Fitch.

## Power to the People!

A big thank you to all who helped prevent more office park construction (read: more road traffic and eye sores) on Lonesome Road.

The requested zoning change was denied, but your HOA will continue to monitor future developments.

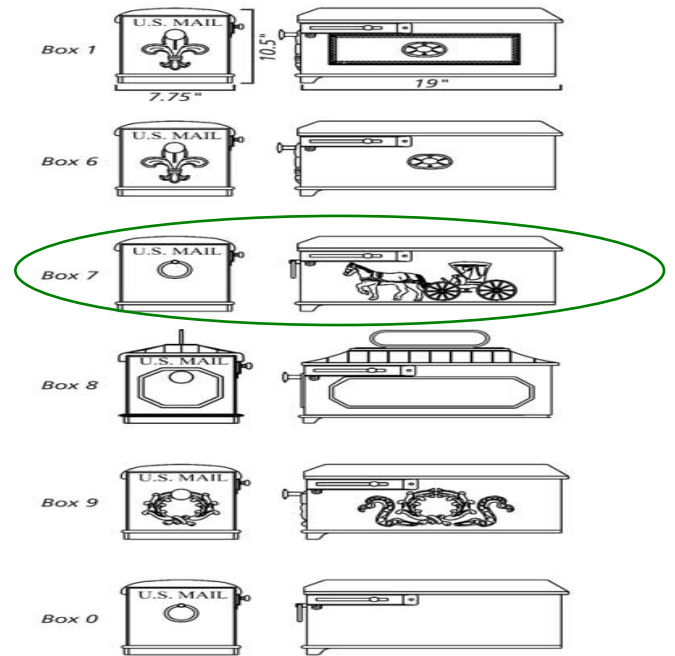
## Gas lamp or mailbox maintenance and repair: an easy fix

If the gas lamp in your front yard is not lit, please light it. If it is in need of repair, please have it repaired. If it is not lit for any other reason, please abide by the first sentence.

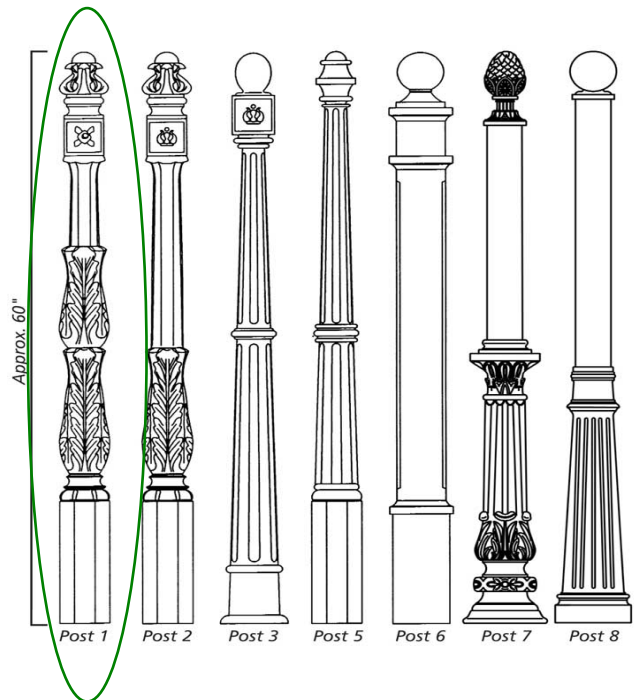
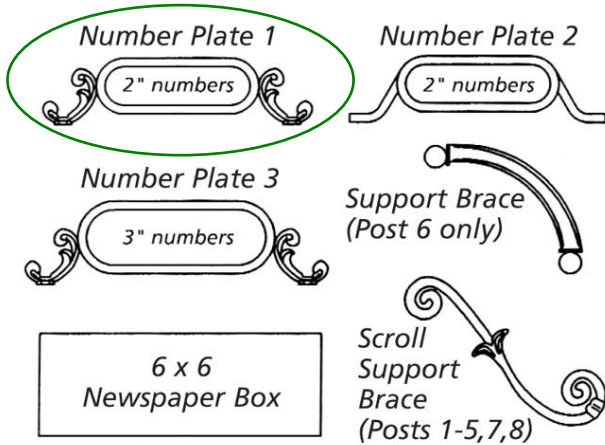
For mailbox repairs, try Mr. Kenny Davis at Arc Welding and Fabrication, Hwy 59 near Abita Springs, 985-892-0809.

A complete mailbox replacement can be found at: <http://store.mailboxes.info/imp.html>. Be sure to select 'box #7', 'post #1', and 'number plate #1' (2 inch-high numbers). (See illustrations on this page.)

If your mailbox just needs cleaning up and repainting, there are a couple of people who can do this for you. Contact the board for a current list of mailbox artists and their fees.



Illustrations of the mailbox replacement items to be found on the mailbox website.



## HOA protocols for tree cutting, boat parking, politicking and home renovation have not changed

**Trees** are our friends. As a result, our concern for their livelihood is passionate. Even dead trees may not be cut down without prior written approval from the ARC committee of the Homeowners Association, and we require the planting of new ones to take their place.

Healthy trees may not be cut down for *any* reason; therefore, there is a fine of \$1,000 per tree for doing so.



**Mobile homes, campers and boats** may not be parked in your driveway for an extended period of time, in accordance with Article X, paragraph 10.18 of the Lakes HOA covenants. Additionally, cars, other than those of temporary guests, should not be parked on the street creating a road hazard for other drivers.



**Political campaign signs** are prohibited.



**Home additions** require pre-approval. The Architectural Review Committee (ARC) has one purpose: to protect property values and to maintain and improve the environmental and aesthetic quality of The Lakes.

A preliminary review of your plans for any type of permanent structure or tree removal must be conducted by the ARC in accordance with section 10.05, paragraph (b) of the Deed Restrictions, Covenants, Conditions and Restrictions for The Lakes.

This preliminary review ensures that you conform to the specific requirements as outlined in the Restrictions and Designs Guidelines.

You must complete this form and submit it to the ARC via the HOA website, along with the appropriate attachments. The ARC will respond to you within 30 days.

This request should include a sketch or picture of structure (playhouse, fence, other), and relationship to property boundaries.

You may submit your request electronically or on paper by printing out the form and delivering it to the ARC along with your plans and specs. To print out the form, click here (providing you are reading this online! If not, then type this address into your address bar.):

[http://www.lakeshoa.com/ARC\\_Form2008-08-01.pdf](http://www.lakeshoa.com/ARC_Form2008-08-01.pdf)



## Lake crud under control

The Chinchuba Lake, LLC six-member board (three each from Audubon Lake and The Lakes housing areas) both contribute funds for unwanted vegetation control in the lake.

Last summer, the CL LLC board hired a professional lake management service to get the growth under control with excellent results.

We plan to follow their lead and manage the growth ourselves this year.

### 2011 – 2012 Board Members

Pres: Rick Bonaldi 674-2984  
EVP: Tom Ballantine 624-9183  
OVP: Kim Sissell 626-3690  
AVP: Billy Duncan 727-9300  
NVPBT: Bill Phillips 624-8745

Contact your board members at:  
<http://www.lakeshoa.com/html/comment.html>

Newsletter Editor: Kathy Gibbs 624-9151

(Legend:

EVP=Executive VP;

OVP=Ordinary VP;

AVP=Admin VP;

NVPBT=Notta VP ButtaTreasurer)

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*We're on the Web!*

*Visit us at:*

<http://www.lakeshoa.com/index.html>

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### How to fill those empty hours...

Got time on your hands? Not that many of us do these days, especially those of us with small children. However, your Lakes HOA board could use some help.

Consider volunteering. You don't have to offer to become a board member, although that would be welcomed. You can help with putting up the various holiday decorations at the gatehouse, help plan a holiday party, say for Christmas or a summer party for the children of the Lakes.

Any of your board members will be thrilled and delighted to hear from you if you have some ideas for interesting activities and can find the time to help.

The Lakes HOA  
Mandeville, LA 70448



**Resident**  
**Street Address**  
**Mandeville, LA 70448**