

Chinchuba, LLC Articles of Incorporation Approved and Signed

Volume 1, Issue 1

Fall & Winter, 2004-05



The Chinchuba Lake

Earlier this Fall, homeowners were notified that our homeowners' association (HOA) had never been given title to our conservancy areas, including the lake and its dam. Bank One had notified the HOA of its intention to imminently divest itself of these lands, especially in light of a lawsuit calling for the removal of the dam.

The original covenants at the time of the development of the subdivision, approved by St. Tammany Parish, called for the establishment of a "Conservancy Committee"

involving subdivisions surrounding the lake. Triggered by Bank One, the 2003-2004 HOA board, at its last meeting with Tony Dyess presiding, voted to establish a legal entity with Audubon Lakes subdivision for the purpose of taking title to these lands.

At that time Tony Dyess and Sandra Loucks, former and current HOA board presidents respectively, worked with the president of Audubon Lakes and our attorneys to draw up the necessary articles of incorporation.

The good news is that these articles of incorporation have been approved unanimously by The Lakes Board of Directors and the Audubon Lakes Board of Directors. On February 15th the articles of incorporation were signed by the presidents of both homeowners associations (HOAs).

The new umbrella association will have a board consisting of three members from each HOA, with each HOA voting and contributing funding based on acreage. The Lakes will have the majority vote and funding responsibility. Initially, the new association will be busy setting up its by-laws and procedures and acquiring the necessary title and liability insurance.

A survey of the newly acquired lake and conservancy properties will follow shortly thereafter in order to demarcate the boundaries of these lands and enable us to protect them from reported incursions by residents of other subdivisions. All homeowners living on the lake or perimeter properties should be aware that the surveyors will be staking out these areas.

NEW BOARD ACTIVE DURING FIRST QUARTER

When the new Board was elected at the annual homeowners' meeting in October, this year's officers were confronted immediately with several urgent matters: the formation of the Chinchuba, LLC; creation of the budget

for 2004-05, collection of dues, gatehouse repairs due to termite damage, gatehouse and subdivision maintenance and safety improvements, and the continued pursuit of covenant enforcement, initially related to

violations identified by the previous board. In addition, this year's board has identified several projects for initiation during the coming year. This newsletter contains information about these activities and more.

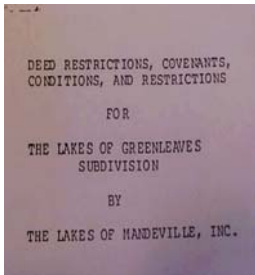
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Special points of interest:

- ◆ Chinchuba, LLC formed and new board will meet
- ◆ Survey of Lake servitudes and conservancy lands will be conducted
- ◆ Volunteers Appreciated
- ◆ New Neighbors join The Lakes family
- ◆ Covenants violations

KNOW YOUR COVENANTS: KEY TO HIGH PROPERTY VALUES & GOOD NEIGHBORS



Covenants and Deed Restrictions

Do you know that the Covenants and Deed Restrictions are part of the titles to each of our properties and are a legal promise to the Parish and each other that we will work to maintain property values, harmony, beauty, and the natural environment of our subdivision? Even though "ignorance of the law is no excuse," let's face it—reading the covenants can be the next best thing to Ambien for falling asleep. In our busy and sometimes hectic lives, reading

legalese may not get a high priority (apologies to attorneys in our subdivision).

To help with the situation, Board President, Sandra Loucks, has undertaken the task of creating an extensive index to the covenants in hope of making them more "user-friendly," and will highlight particular covenants in each newsletter in order to bring them into focus and clarify them.

Enforcing the covenants is one of the least pleasant but most important functions of the Homeowners' Association Board of Directors and ARC. Each Board is held legally responsible for doing so. Newsletters will also list covenant violation notices sent by the Board. We believe that drawing the covenants to your attention will prevent the need for even a first "friendly notice" of a covenant violation.

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ARCHITECTURAL REVIEW COMMITTEE (ARC) ADDS NEW MEMBER

The Lakes welcomes Guy Swinford to the Architectural Review Committee. Guy takes Ed Posche's place on the Committee. A great big thank you to Ed and to all past and present members of the ARC, serving such an important role for all of us.

Did you know that the Architectural Review Committee, reporting to the HOA Board of Directors, is charged with the responsibility of reviewing and approving all architectural and landscaping improvements in the

subdivision? Why? Because drainage is a major issue in any wetlands-based subdivision such as ours and any covering of land surface or change of grade or slope affects drainage and flooding potential. In addition, the committee is charged with preserving the aesthetic harmony of our subdivision, a definite factor in maintaining property values and quality of life. **If you have plans to engage in any substantial improvements to your land or home, or even just cut down a large tree or bush,**

you are required to make application to the ARC and submit your plans for approval before any work can begin. The ARC must first approve the plan in writing and then monitor and approve its completion. You are required to submit a damage deposit to be held until satisfactory completion of the project. Members of the ARC are: Elliot Roberts, 626-1052, Guy Swinford, 674-7906, and Cyrus Vernaci, 727-3127 or apply at www.lakeshoa.com.

GATEHOUSE REPAIRS CONTINUE



The Lakes Gatehouse

Last year, extensive termite damage to one of our gatehouse columns and related sections was detected and repaired. Moist ground and foundation conditions had allowed termites to travel into these structures. In March 2004, the gatehouse was treated by Ja-Roy Pest Control for active termites that were found in the right section

of the house, sometimes referred to as the guardhouse. The guardhouse structure is built directly on the ground and the exterior brick wall goes into the dirt. The termites were traveling up the bricks and into the guardhouse. Ja-Roy drilled holes into the bricks outside and into the sheetrock inside to treat this area. Ja-Roy said that each

year they will inspect and treat these areas. However, the termite damage in the walls and counters was already extensive. The termite damage repair in this guardhouse will consist of exposing the extent of damage, repairing structures, and moisture-proofing the area to prevent a recurrence.

WARNING: BIG TRAFFIC INCREASE AND TIE-UPS ANTICIPATED ON HWY. 190

Those of you who gave your e-mail addresses are apprised of the recent annexation of 22 acres between the Baptist Church on Greenleaves on Hwy. 190, but the rest of our residents may not be. Sandra Loucks, Pres. spoke before the Mandeville Planning and Zoning Commission representing The Lakes homeowners interests concerning the impact of high density housing on both drainage and traffic on Hwy. 190. Tom Ballantine expressed concerns about the change of zoning necessary and the preference for single family dwellings instead. Several other Lakes homeowners also attended these meetings. Rita Gauthreaux represented the Board along with other homeowners at the Mandeville City Council Meeting. The 22 acre parcel of land was part of the Parish of St. Tammany, which has a moratorium on development in this area due to drainage and crowding issues. The developers and

owner then asked the City of Mandeville to annex the land and change the zoning in order to circumvent the Parish's moratorium on development.

At the ensuing meetings, many local residents in opposition to the annexation and zoning change were represented by Attorney Ernest Burgieres.

The Planning and Zoning Commission and City Council did not seem to appreciate points of view different than the ones they had assumed prior to public input. The annexation and zoning change passed. Attorney Burgieres stated that only a much greater turnout of concerned citizens might have dissuaded them from their determined course of action. However, these hearings were not well-publicized among the communities affected by the development.

Atty. Burgieres estimated an increase of about 1900 vehicle visits per day once the

apartments are rented and a planned strip mall is in place at the entry to the apartment complex. This traffic increase due to construction and then renters will occur at the same time as lane closings and construction congestion due to the parallel widening of Hwy. 190.

The press to annex, rezone, and develop this property as apartments seems puzzling, especially in light of information provided by one of our homeowners in the real estate business. She investigated the need for apartments in our area and reported that there is a "glut" of apartments in the area.

(Reportedly, the developers of the apartment complex and mall previously developed the Botanica apartments on St. Anne Drive.)

"...only a much greater turnout of concerned citizens might have dissuaded them from their determined course of action."

HOLIDAY PARTY A GREAT SUCCESS

The Lakes held its annual adult holiday party at the gatehouse this year. Thanks to everyone who managed to attend the recent holiday festivities held at the gatehouse. Although December is usually chock full of holiday parties and functions, we had a wonderful turnout and it was such a pleasure to see friends and

neighbors get reacquainted. It was also great to welcome some new homeowners to the neighborhood. Applause to all the chefs who prepared their specialties and served them so generously. Everyone appeared to really enjoy the banquet. While the acoustics in the gatehouse may have left a little to be desired, a

good time was had by all, so let's do it again next year. Special thanks go to those who stayed after to help with the clean up; it was greatly appreciated. Have a great New Year.

The Decorating and Party Committee (cont'd p5)



Holiday Party at Gatehouse, December, 2004

More Pictures: www.lakeshoa.com



Canadian geese enjoying the beauty and safety of our lake

THIS ISSUE'S FEATURED COVENANT: SERVICE YARDS

(Hide those hoses, pool nets, and air conditioners!)

Few people enjoy looking at pool equipment, hoses, air conditioners, yard or construction tools rather than something more natural or aesthetically pleasing. The authors of the covenants foresaw the necessity of assuring that the beauty of the subdivision is promoted by including a section addressing service yards.

"Section 10.09 Service Yards
Each Owner of a Lot or Dwelling shall provide visually-screened

areas to serve as service yards in which garbage, receptacles, fuel tanks, wood piles, gas and electric meters, air conditioning equipment, materials, supplies, and equipment which are stored outside by Owners must be placed or stored in order to conceal them from view from roads and adjacent properties. Any such visual barrier shall be at least six (6') feet high and may consist of either fencing or landscaping and planting which is

approved by the Architectural Review Committee in accordance with the terms of this Article X."

This covenant is intended to protect each of us. While the electric and gas companies do not allow us to interfere with the reading of meters, we may still block their views from our neighbors. Please check around your home and see whether you have your equipment, materials, supplies, etc. adequately screened.

*Please check around
your home and see
whether you have your
equipment, materials,
supplies, etc.
adequately screened
from view.*

VANDALISM A CONCERN IN OUR NEIGHBORHOOD

There have been several incidents of vandalism in our subdivision within the past year. The most recent occurred on Casey Court and is of particular concern because it involved entry into the family's backyard. Reminiscent of the days of weekly soap suds in our entry fountain, the family found that a fountain in the backyard had been filled with soap. Although soap can damage water pumps and must be cleaned, the couple was alarmed that someone would intrude to that degree into

their private area. The incident was reported to the police who believe the perpetrator probably lives in the subdivision and is a juvenile. The couple intend to press charges if the perpetrator is caught.

Unfortunately, there have been other incidents of vandalism over the past few months: mailboxes broken, mailboxes pulled out of the ground and moved, speed bump warnings torn off the post, personal birth control materials

left where children play. Police have been notified consistently.

Police have promised to increase patrols in our area as a result of the recent incident. In the past, off-duty police have been paid by the Board to patrol after hours and may be recruited again.. If you have been the victim of vandalism or are interested in forming a Neighborhood Watch, please contact board president, Sandra Loucks at 727-2167 or e-mail sloucks@i-55.com.

LAKES STREET REPAIRS COMING



In need of future repair

One of the projects identified as a major one for the Board this year is street repairs. An inspection of the state of our streets by any homeowner will confirm that there are numerous cracks, crevices, and pits threatening to turn into potholes. Board secretary, Kurt Richardson, has agreed to spearhead the acquisition of

estimates for street repairs and Cyrus Vernaci of the ARC has helped identify potential bidders. It is no secret that street repairs are usually expensive, especially if cement is involved.

Once the repair service is chosen by the Board, we shall do our best to keep you in-

formed of repair schedules and to make these necessary repairs as unannoying as possible.

If you want to be apprised on a more frequent basis of developments in The Lakes, then please submit your e-mail to our website if you have not already given it to us.

SPEEDING DANGERS

The Board has received numerous complaints from homeowners, especially parents, about neighbors and visitors who ignore the 20 mph subdivision speed limit. These violations have frequently been observed occurring on Walden Place during the time when children are waiting for school buses at the back intersection of the gatehouse. The present Board president has even flagged down violators

only to see the same vehicles speeding again.

In addition, a few of our residents have acquired the habit of rolling through stop signs, even when children are present.

The last Board approved the installation of additional speed bumps as a way of dealing with this danger to our children, adult residents, and

pets. However, the current board has undertaken a re-examination of speed bumps as a solution and is considering alternatives, such as the issuing of citations.

So far we've been lucky, no child or pet has been hit in our subdivision. If you have ideas about how this speeding problem can be solved, please let us hear from you.



The intrepid Dakota posing for her fans

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LANDSCAPING IMPROVEMENTS SLATED

Louisiana Landscape has been responsible for maintenance of landscaping around the gatehouse and in shared lawn areas in our subdivision. However, many of the plantings in the gatehouse area are old or damaged now and need to be replaced. Board members have contracted with Louisiana Landscape to refurbish plantings and give

the entry to our subdivision the fresh and manicured appearance for which The Lakes has been known in the past.

Additional plantings will be made around the front sign to add color and interest to the center. Azaleas will be filled out along the border of Lonesome Road. Landscaping will be added to the new parking

pads in back of the gatehouse and other improvements.

We have also asked Louisiana Landscape to give us an estimate of continuous repair of the ubiquitous moving van and large truck damage to our landscaping and community lawn areas.



Making friends in the neighborhood

HOLIDAY PARTY A GREAT SUCCESS (Cont'd.)

consisted of Rita Gauthreaux, Debbie Blake, David Kieffer, and Sandra Loucks. Special thanks go to Ray Gauthreaux for his work on lighting, as well as decorating assistance and to Rita for doing so much to organize the gatehouse storage area. Unfortunately,

we were unable to hold the children's holiday party this year because we had no volunteer able to arrange the party. We are looking for volunteers to help with both of the children's parties. Funding is provided for providing winter and spring festivities

for the children and it is a great way for making new friends. Parents are usually willing to help if someone will lead the organization of the parties. Anyone interested should call Debbie Blake or any Board member to volunteer.



Great food by great Lakes chefs



Newsletter Editor: Sandra Loucks



BOARD OF DIRECTORS

Sandra Loucks, Pres.	727-2167
Debbie Blake, Vice Pres.	951-8184
David Kieffer, Vice Pres.	674-1312
Rita Gauthreaux, Treas.	626-6956
Kurt Richardson, Sect'y.	626-5276

ARCHITECTURAL REVIEW COMMITTEE

Elliot Roberts	626-1052
Guy Swinford	674-7906
Cyrus Vernaci	727-3127

We're on the web!

www.lakeshoa.com

NEIGHBORHOOD NOTES

Welcome home from the hospital to Cyrus Vernaci, dedicated ARC member for many years. We wish you a speedy recovery!

Coordinator for the Children's Spring Party and Easter Egg Hunt is needed. Contact any board member to volunteer.

There is a proposal to move the annual garage sale to the Spring rather than Fall. Have an opinion? Let us know.

Earl and Cyndi Seruntine (parents of the Bonaldi's who live on Winners Circle) who moved into 7005 Longvue

Kenneth and Kimberly Sissell who moved into 8079 Winners Circle (previously the Betts' home

The holiday garden citation went to Kristie Todd and Allie Bouillion at 8025 Elizabeth Lane and was awarded by the Garden of the Month Committee chaired by Maria Compagno. The yard was beautifully decorated with animated reindeer, a Christmas-tree lined drive, and angels.

Thanks to everyone who participates in making our subdivision a community and special thanks to all of you who volunteer now or have volunteered your time and effort in the past.

COVENANT AND DEED RESTRICTION VIOLATIONS CITED

The Board of Directors has cited the following violations this year:

1. Gaslamps unlit or missing
2. Yard unkempt and unsightly
3. Mailbox not maintained
4. Failure to obtain ARC approval for building, impingement on servitude
5. Service yard violation
6. Boats in driveways

7. Commercial vehicles parked in subdivision
8. Dogs running loose in the neighborhood

In addition to these violations which have been formally cited, there have been several incidents of complaints about burning of materials in backyards which have been handled informally on an emergency basis. No burning of refuse whatsoever is allowed in this subdivision.

Several complaints of nuisance violations in the form of noise from automobiles have been received, extremely loud music or noise from late night parties. The Board is sometimes not in a position to respond to these problems in a timely fashion and notifying the police is usually a more satisfactory way of dealing with a one-time incident of disturbance of the peace.



"The fallen leaves drift by my" drain pipe

IF YOU HAVE NEIGHBORHOOD NEWS OF INTEREST YOU WISH INCLUDED IN THE NEXT NEWSLETTER, PLEASE CALL SANDRA LOUCKS AT 727-2167 OR E-MAIL HER AT SLOUCKS@I-55.COM.