

# Deloaks News

## Fall 2015

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Dear Deloaks Neighbors,

It's been some time since our last formal news update so the Board felt it timely to share important news concerning Deloaks. Firstly, we have a new Board which was installed in June 2015. New Board members are **Alvin Landry** (President), **Alvin Dupre** (Vice President) and **Mark Howard** (Member) while returning Board members are **Margaret Zelenka** (Secretary) and **Chad Ermel** (Member). The Board would like to recognize and thank the previous Board members for their outstanding service to Deloaks; **Calvin Campeaux** (outgoing President), **Earl Dugas** and **Judy Ordoyne**.

The Board would like to raise awareness and remind you on certain key issues that affect all Deloaks residents. Firstly, our current budget is in good shape with year-to-date expenditures on track with the budget. We have a cash balance of approximately \$7,600 in checking and \$5,100 in money market accounts. We expect no major capital outlays for the remainder of 2015.

Of serious concern to the Board is the status of delinquent Homeowners fees. As of September 12, 2015, there was a total of approximately \$12,300 owed the HOA in delinquent Homeowner's fees; seventeen (17) Homeowners account for \$11,800 of these accounts receivables. The Board will formally notify these 17 Homeowners of their delinquent status with a request for payment within 30 days. For those Homeowners who fail to settle their outstanding balances, the Board will implement measures as identified in the **HOA Deed Restrictions** until their account is settled in full. It is unfortunate that the Board has to take this action but we cannot continue to operate in this mode.

There have been a number of issues associated with commencement of new construction and renovations/additions/fences to existing properties that were not approved prior to commencing these projects. We would like to remind all Homeowners of the requirements as stated in the **Deloaks Deed Restrictions** that "no building, fence wall, wharf, or other improvements or structures shall be commenced, directed, placed, moved, altered or maintained upon the Property, nor shall any exterior addition to or change (including any change of color) or other alteration thereupon be made until the complete plans and specifications, showing the location, nature, shape, height, material, color, type of construction ..... shall have been submitted and approved in writing ..... by the Board of Directors..." The Deloaks **Amendment to Deed Restrictions (October 14, 1993)** under Article VII provides a complete description of the requirements; a link to the Deloaks website and document is provided for your convenience.

<http://www.deloaks.org/assets/pdfs/Deloaks%20Deed%20Restrictions-Part%204.pdf>

Finally, the Board continues to receive complaints about unleashed and "wandering" dogs in the neighborhood. It is the responsibility of all homeowners to keep all pets contained within their property or on a leash at all times per St. Tammany Parish Code of Ordinances, *Section 4-126.00 Animals at large; Leash law*. If you see any unleashed pets roaming the neighborhood, please notify the pet owner first (if

known). Otherwise, contact St. Tammany Parish Animal Services at (985) 809-0183 or <http://www.stpgov.org/departments/animals>. The goal is to keep both the residents and pets in our neighborhood safe.

On the good news front, the common areas and boat launch are looking really good and should not require any significant maintenance for the near term. The new gate at the boat launch is a vast improvement and looks great; it should last a lifetime. **Should you need a new key for the boat launch gate, please contact one of the Board members listed below.** We have recently updated the Deloaks Directory and will be emailing it to all Deloaks residents. Should there be any corrections or additions to it, please send an email to [Info@Deloaks.org](mailto:Info@Deloaks.org)

And finally, we would like to welcome our new residents to Deloaks. They are:

- Ashley & Robert Tucker – 14 Deloaks Drive and
- Eric & Eileen Ebel – 58 Magnolia Ridge Drive

We look forward to the coming year and working cooperatively to address the common issues to maintain Deloaks as a lovely subdivision and desirable place to live. As such, the Board welcomes your feedback and any ideas or suggestions you may have. Again, please address these to the Board by email to [Info@Deloaks.org](mailto:Info@Deloaks.org)

#### **DELOAKS BOARD**

Alvin Landry – President

Alvin Dupre – Vice-President

Margaret Zelenka - Secretary

Chad Ermel - Member

Mark Howard - Member

**WEBSITE**      <http://www.deloaks.org/index.html>