



Deloaks News

Spring 2022

Dear Deloaks Neighbors,

As 2022 begins, there are changes in the Board's constituency that we would like to share. Stepping down after five years of service are Alvin Landry, President, and Alvin Dupre, Vice President. We would like to thank them for their service to our neighborhood and recognize them for a job well done! Both have volunteered so much of their time to the betterment of Deloaks, selfless service to their neighbors, and stewardship of the HOA's finances. They have agreed to be available to the new Board should the need arise. Again, many thanks to the Alvins.

New Board members are Allan Couvillion, Secretary, and Chad Roig, Member-At-Large. We welcome them to the Board and appreciate their willingness to serve. In summary, the new Board is comprised of the following members:

- Doug Bultman – President
- Pete Borrello – Vice-President
- Kevin Guidroz – Treasurer
- Allan Couvillion – Secretary
- Chad Roig – Member-At-Large

The new Board met for the first time in early February 2022. Major items of discussion included the following topics:

- Review of the final 2021 Performance to Budget
- Review of YTD 2022 Budget
- Dues Balances
- Environmental Control Committee Issues – boats, trailers, etc. in driveways

2021 Income and Expense Budget:

We finished 2021 with total income of \$51,817, or 101.5% of our budget, due to collection of some delinquent dues and late fees.

Total expenses were \$50,722, or 94.2% of our budget. However, we have not yet repaired the boat launch fencing, as we are searching for a less expensive vendor. Our current estimate for repair is \$1,800, which if expended in 2021 would have put us very close to our budget. Therefore, we have accrued \$1,094 into the "Reserves for Replacement" account and will utilize those funds to make the needed repairs in 2022.

2022 Income and Expense Budget:

In summary, 2022's budget has started on track and we ask Homeowners delinquent in paying their dues to please address this as a matter of priority. As of February 6th, we have approximately \$2,855 in outstanding dues.

How would you like to never write another check or never have to pay a late fee for your HOA dues again? The Board is exploring the idea of accepting credit cards for dues payments and researching the options. If having another option to pay your quarterly dues is beneficial to you, please let the Board know.

Our cash balances are \$31,714 in our primary checking account and \$20,003 in our Money Market account. As a reminder, the Money Market account is the "Reserves for Replacement" fund to anticipate future significant, expenditures that would have to be funded through special assessments if no reserves funds exist. An example of this would be the replacement of the boat launch bulkhead and dock. It is intended to continue building reserve funds by establishing a regular expense budget item to gradually increase these funds although the 2022 Budget does not allow for this.

The Board would like to remind all residents that it is not allowed to park boats, trailers, RVs, etc. in your driveway. We must all do our part to keep Deloaks looking nice and an attractive place to live. As such, the Board will be mailing out letters asking for compliance. Boats and trailers must be parked behind the frontline of your house and out of sight, behind a fence or in a garage. The Board would like to thank you in advance for addressing this.

The Board was presented with a request to consider installation of security cameras in the neighborhood. After much conversation, we have had neighbors come forward to offer the use of footage captured from their personal security systems in the event of a police matter. Therefore, the Board has decided to not install a HOA sponsored system.

We would like to extend a warm welcome to the new residents to Deloaks since our last newsletter. They are:

Christina & August Calderaro
92 Bayou Perez Drive

Shaun Adams & Victoria Powell
40 Elmwood Loop

Bobby & Misty Rembert
78 River Bluff Drive

As always, The Board welcomes your feedback and any ideas or suggestions you may have on common issues affecting our Deloaks HOA. Please send an email to our Deloaks account at deloakshomeownersassoc@gmail.com or contact one of the Board members. Thank you.

Board Members

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