

Lakes at Ascension Crossing

HOA Newsletter

March 2022

HOA Annual Homeowners Meeting

On Saturday, March 5th, the HOA Annual Homeowners meeting was held at the Dutchtown Library. While there were more people attending than previous years, we still did not have enough people for a quorum. We notified homeowners well in advance through mailings and also put out signs throughout the subdivision the week before to let folks know about the meeting. We hope for future meetings that our homeowners will take the time to attend these once a year meetings to find out what is going on in your subdivision, to share any concerns or questions you may have and to help set the priorities for the HOA Board. At the end of this newsletter is the Meeting Minutes from the March 5th meeting.

Street Parking

As I'm sure everyone knows, in the Covenants and Restrictions for Lakes at Ascension Crossing there is a section titled "Vehicle Operation and Parking" that states "No vehicle shall be parked on any street or in front of residences on a frequent, regular or permanent basis after construction of a residence is completed." There are several homeowners who consistently violate this restriction even after being notified of the violation many times. Therefore, the HOA Board will be taking aggressive action this year to address this problem. Street parking is not only an eyesore but is also a safety hazard. Here is an excerpt from a letter the HOA Board received recently from one of the school bus drivers who drives through our subdivision. The driver does an excellent job of explaining the safety hazards from her perspective:

"To whom it may concern

I am writing regarding the situation in Lakes at Ascension Crossing subdivision, where cars are parked on the street. I am a school bus driver and travel in the subdivision four times a day to pick up and drop off children.

There are the same vehicles parked on the edge of the street on Mindy Way every day, the main entrance of the subdivision. This makes it very difficult to maneuver my school bus going into oncoming traffic lanes. Compounding the problem is the fact that there is a four-way beyond the parked vehicles. This means not only do I have to be concerned with oncoming traffic but to wait for the traffic to come through the four way before I can proceed.

Additionally as a result of the parked vehicles in the lane, I am forced to load and unload children while I am in the oncoming traffic lane. This makes for a very unsafe situation. While I am only one school bus driver writing to you about the situation, there are a total of five buses that go into Lakes at Ascension Crossing, I am certain they are facing the same difficulties and unsafe situation as I am.

I have addressed this problem before and hope again this is looked into. Many subdivisions have rules prohibiting parking on the street, if Lakes at Ascension Crossing has this rule I respectfully ask that it be enforced. If this rule is not in place I request that you consider adding it. Again, my only concern is for the safety of the children who are my responsibility as I transport them to and from school. I've been a school bus driver for 22 years and feel this situation is one of the most unsafe I have faced and hope it would be addressed.

Thanks for your consideration"

July 4th Recognition

The HOA Board will again recognize the July 4th Holiday this year by installing flag banners at the Forest Lawn and Lakeway entrances and also installing small U.S. stick flags along the roads thru our subdivision. We will install them on or about July 1st and ask that homeowners maintain them thru July 4th. After that, each homeowner is welcome to remove and keep the flags in front of their houses for themselves.

Have you noticed the new Street Signs?

New street signs at the corner of Mindy Way/Lakeway and Mindy Way/Forest Lawn were installed in February . We think they fell down during Hurricane Ida and then somehow just disappeared. If anyone sees any signs down or in dis-repair, please let us know by contacting Ashley Bugea, our Property Manager, at Ashley@keystone225.com or call at 225-923-2800.

Spring is Here, so you might want to schedule to cleanup your Home's Exterior & Landscaping

The Association is focused on maintaining the character of your community, and part of that goal includes ensuring individual homes are properly maintained to meet Association standards. This objective will help retain the desirability of living in your community. The following is a list of exterior improvements we recommend everyone review around their house:

- Weed and feed your grass
- Remove weeds from your flowerbeds, replace dead plants, and add mulch
- Prune trees
- Paint your mailbox
- Repair or replace wood rot, compromised stucco, & deteriorating paint
- Pressure wash concrete and/or siding and clean mold off of stucco
- Generators, ACs, & Pool Equipment should be concealed with mature landscaping or fencing.
- Evaluate sidewalks and repair as needed (Owners are responsible for sidewalks on their property)

The Board and your neighbors appreciate your efforts to keep your home and community looking its best! Please also remember to pick up after your pets and keep your dogs on a leash.

In addition, please don't forget that **all exterior changes need approval** from the Design Control Committee. Please submit an Improvement Request Form that can be found on the LAAC website (www.lakesatascensioncrossing.com), and email it to ashley@keystone225.com. Be sure to attach drawings that show the location of the change and/or addition with distances from the property lines as appropriate. The review committee will verify that the request meets the subdivision Covenants and Restrictions. You do not need to submit a form for regular maintenance but for any color changes (roof, siding, shutters, etc), generator installations, landscaping overhauls, new fences, additions, pools, drainage changes, etc you will need approval.

Your Board and neighbors appreciate your cooperation!

Lakes at Ascension Crossing Homeowners Association

Annual Meeting Minutes

Ascension Parish Public Library – Dutchtown Branch

March 5, 2022 at 9:00 am

- CALL MEETING TO ORDER and introductions by Ashley Bugea, Property Manager & Board of Directors (Jim Landry & Carey Graves) at 9:10

- There was not a quorum at the meeting.

- Jim Landry presented the financial report including the 2021 income statement, collection efforts, & 2022 budget. In addition, Jim updated owners about palm tree replacement project. Homeowners expressed wanting the Board to price other types of trees as well.

- Street Parking issue was discussed. The Board informed the Homeowners that they are getting attorney opinions on how to proceed.

- Jim reminded Owners about the HOAs website - <http://www.lakesatascensioncrossing.com>

- There were 6 new volunteers for the Board and/or Committees. The Homeowners decided to elect all 8 volunteers to do one or the other and the 8 volunteers would decide among themselves who would be on the Board and who would Chair a Committee.

- The Open Discussion brought up the following:
 - Drainage culverts are not allowed by the city and homeowners who have done this are draining onto their neighbor's yards.
 - Trees are blocking the view of cars turning from Forest Lawn onto Hwy 621.
 - Homeowner requested lawn company suggestions be added to the website.
 - Homeowners on the Lake are hearing a strange noise about one night a week at night. Loud enough that it is shaking windows.
 - Include in the newsletter about picking up after dogs & that homeowners should evaluate using sidewalks when walking thru the neighborhood.
 - Suggestion to look at setting up a "Junk Haul Day" for the neighborhood where we have someone come out and pick up large trash.
 - Suggestion on seeing if we could get a volume discount if we have most of the homeowners using same trash company. Would reduce the number of garbage cans we all see almost every day.

- Adjourned at 10:20