

Lakes at Ascension Crossing HOA Newsletter

August 2023

Sidewalk Repair Project

If you have walked around the neighborhood lately, you have probably noticed that several sections of our sidewalks are in disrepair. The HOA Board did an audit of the sidewalks and identified about 60 sections (4' x 4') that were deemed as having potential safety issues such as causing a tripping hazard.

As stated in the LAAC Covenants and Restrictions, sidewalks are to be maintained by each homeowner. However, the HOA Board decided we would do this one-time funding for the repair of these sidewalk sections having these potential safety issues.

The HOA Board got 5 quotes from concrete contractors on the cost of doing sidewalk repairs and JR Construction Solutions (Website: jrconstructionsolution.com) was the selected contractor we are working with to do the sidewalk repairs. They are licensed, bonded and insured company that had good pricing and references. We are targeting starting this work during the early part of November 2023. From now till mid-September, the HOA Board will be contacting those homeowners that have the sections of sidewalk with potential safety issues identified from the audit. They will set up a date and time to get with the homeowners to review the audit finding and if the homeowner is in agreement, have them complete a written approval form to have this work done.

We know there are lots of sidewalk sections that aren't causing potential tripping hazards but are cracked up and just don't look good. We got a price of \$130/section from JR Construction to do additional sidewalk repairs beyond the 60 potential safety related sections. In the past we had gotten quotes that were over \$200/section so this is a really good price.

SO ANY HOMEOWNER THAT WOULD LIKE TO HAVE SECTIONS OF THEIR SIDEWALK REPAIRED FOR \$130/SECTION NEEDS TO EMAIL YOUR CONTACT INFORMATION AND NUMBER OF SECTIONS YOU WOULD LIKE REPAIRED TO OUR PROPERTY MANAGER ASHLEY BUGEA AT KEYSTONE RESIDENTIAL (ashley@keystone225.com) **BEFORE OCTOBER 1, 2023** TO GET ON THE LIST. THE HOA BOARD WILL CONTACT THE HOMEOWNERS ON THIS LIST TO SET UP A DATE AND TIME TO GET WITH THEM TO REVIEW THE WORK. HOMEOWNERS WILL BE REQUIRED TO PAY THE FULL COST OF REPAIRS PRIOR TO OCTOBER 15, 2023 ALONG WITH SIGNING A WRITTEN APPROVAL FORM FOR THE WORK TO BE DONE.

If you have any questions, email our Property Manager Ashley Bugea at Keystone Residential (ashley@keystone225.com) .

LAAC HOA Facebook Group

The private Facebook Group is growing and currently has 80 members representing 68 households. If you use Facebook and haven't joined yet, please join to keep up with what's going on in your neighborhood.



LED Street Lighting Upgrade Project

The HOA Board is working with Entergy on the upgrade of our subdivision street lighting from High Pressure Sodium (HPS) lighting to LED lighting.

LED lighting color is close to natural light so it presents colors more realistically and therefore helps drivers and pedestrians better identify objects at night, improving traffic safety and road conditions. Other advantages of LED lighting are that they have a longer lifespan and more shock resistant than HPS lighting so that means we should see less street lights out. They are also more energy efficient by using about 1/3 of the power of HPS lights.

Here are some example pictures of the BEFORE with the HPS lighting and the AFTER with LED Lighting.



Completion of this project is contingent on Entergy's work schedule but we anticipate this project should be completed by the end of 2023.

Forest Lawn Entrance Upgrade Project

We have a really nice entrance sign and landscaping at the Lakeway Dr. entrance and a small entrance sign and landscaping at the Forest Lawn Dr. entrance. The HOA Board is researching what it would take to upgrade the Forest Lawn entrance to look similar to the Lakeway entrance

At the Forest Lawn entrance you will notice we have some nice landscaping to your left as you drive into the subdivision. We are looking at adding landscaping on the right side along with a brick entrance sign with gas lamps and lighting similar to the Lakeway entrance.

We are collecting quotes on the work that would need to be done and hopefully we will make a decision by end of this year if we will proceed with doing this project in 2024.

2023 Fall Block Party

Mark your calendars now for the Lakes at Ascension Crossing Fall Carnival Block Party October 28 from 3:00-5:00 p.m. We'll have ax throwing and corn hole for the adults, carnival games and PRIZES for the kids, trackless train rides around the neighborhood for all ages, snow cones, cotton candy, snacks, sandwiches, and more! Plan to come celebrate fall, fellowship, and meet some new neighbors and friends! Don't miss it!

Also, if you have a business, or know of a business, who would like to sponsor something for the block party, please reach out to us! Two companies have already graciously offered to cover the snow cones and the chips! A table will be set up with signs advertising our sponsors, and our sponsors will be able to put their business cards and brochures on the table! We want to support our local businesses too! We have availability for sponsorships from \$25 and up! Please contact Ashley Bugea at Keystone Residential at 225-923-2800 or email at ashley@keystone225.com if you have any questions!

Street Parking

I know this sounds like a broken record but we continue to have problems with a few homeowners that continually violate the Covenants and Restrictions for Lakes at Ascension Crossing and park on the subdivision streets on a frequent, regular or permanent basis. Street parking is not only an eyesore but is also a safety hazard. Here is an excerpt from a letter from one of the school bus drivers that we put in a previous newsletter that we would like to publish again since it does an excellent job of explaining the safety hazards:

“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.

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Street Parking (cont'd)

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.

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”

Another situation that we see fairly often is people parking on both sides of the street across from each other causing a very narrow passage to drive thru. Cars can barely fit thru and Emergency vehicles like fire trucks certainly wouldn't be able to make it thru. We have also seen several cars that park up on the grass which again is a violation and an eyesore. Please be considerate of your neighbors and follow the rules you agreed to when you purchased a home in this neighborhood.