

# Lakes at Ascension Crossing HOA Newsletter

September 2019

## Subdivision Projects & Events

Here are some of the recent projects and events initiated by the HOA:

- Installed LED Lighting to illuminate the subdivision sign at the Forest Lawn Entrance
- Replaced the problematic halogen lighting at the Lakeway Entrance with LED lighting.
- Painted all the subdivision light poles
- Purchased holiday decorations (wreath & lights) for the 2 entrances that will be installed yearly between Thanksgiving and New Years
- Installed "No Soliciting" signs at the 2 entrances to the subdivision.
- Upgraded the gas lamps at the 2 entrances so they don't go out as often due to wind and rain
- Removed the large ugly tree stump that was at the Forest Lawn entrance.
- Hosted a Cinco de Mayo Block Party on May 5th for the homeowners
- Hosted the Nation Night Out event on August 6<sup>th</sup> with the Ascension Parish Sheriff's Office to promote police-community partnerships

## Subdivision FAQ

Here are some of the more common questions asked by homeowners:

**Q:** *How much are the HOA dues and when are they due?*

**A:** *HOA dues are \$300/year and are due January 1st and considered late if received after January 31st. You should receive a billing notice by mail in early December from Keystone Residential Management, who handles our property management for the HOA.*

**Q:** *Where do my HOA dues go?*

**A:** *HOA's annual budget covers the following expenses. For a copy of the detailed budget, come to the annual HOA Homeowners Meeting or request a copy by emailing [ali@keystone225.com](mailto:ali@keystone225.com).*

- *Landscaping*
- *Utility Bills (electricity, gas, water)*
- *Property Management*
- *Insurance & Taxes*
- *Maintenance and Capital Improvements*
- *Legal (Collection Cost for liens, judgments and garnishments against homeowners not paying dues)*
- *Reserves (savings to cover future improvements, repairs and replacements)*

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## Subdivision FAQ (cont'd)

Q: What changes to our home need to be approved by the HOA Design Control Committee?

A: The HOA Design Control Committee needs to approve any exterior additions or changes prior to work being done such as:

- Building additions
- Fences, Patios, Decks, Gazebos
- Painting, Windows, Roof replacements (if different material or color)

To submit a proposal for review, the Improvement Request Form can be found on the LAAC Website ([www.lakesatascensioncrossing.com](http://www.lakesatascensioncrossing.com)) under the Design Control Committee webpage.

Q: Where can I find the Covenants and Restrictions and Plat Plans for the subdivision?

A: The Covenants and Restrictions and Plat Plans can be viewed, downloaded or printed from the LAAC Website ([www.lakesatascensioncrossing.com](http://www.lakesatascensioncrossing.com)) on the HOA Documentation webpage. Since the subdivision has 3 different filings, it has 3 Covenants and Restriction documents depending on the filing you live in. You can determine what filing your house is in by looking at the Plat Plans.

Q: What are the requirements on maintaining your house and landscaping?

A: The Covenants and Restrictions include a section on Lot Maintenance that outlines the responsibilities of homeowners to maintain their home, driveway and landscaping in good repair. These can be found in Section 7.40 of the 1<sup>st</sup>/2<sup>nd</sup> Filing C&R and Section 6.40 of the 3<sup>rd</sup> Filing C&R..

Q: Who do I contact if I have any questions about the HOA?

A: Contact Ali Boudin at Keystone Residential Management by email at [ali@keystone225.com](mailto:ali@keystone225.com) or calling (225) 923-2800. **Also, if you haven't gotten any emails from Keystone recently, they may not have your correct email address. You can email your name and address to [ali@keystone225.com](mailto:ali@keystone225.com) and she will make sure you are added to the HOA distribution list.**

## Subdivision Security Cameras

The HOA Board has voted to have a video security system installed at the subdivision entrances. This should be beneficial to our homeowners in helping law enforcement solve crimes committed in our subdivision.

The cameras are there to monitor the entrances to our subdivision for criminal activity. Video will only be turned over to law enforcement or to another party in the event of a subpoena. Otherwise, members do not have access to it. You will need to notify the police ASAP after you suspect a crime has occurred since video history is only maintained for 2 weeks,

### **NOTICE:**

#### HOA ANNUAL HOMEOWNERS MEETING

Tentatively scheduled for January 25, 2020 at 9:00am at Ascension Parish Library – Dutchtown  
We can't reserve meeting room until December so we will confirm with homeowners in December