

Lakes at Ascension Crossing

HOA Newsletter

September 2025

Short Term Rentals

The HOA has become aware of homeowners in our subdivision who are renting their homes and/or rooms thru services like VRBO/Airbnb and their pools via Swimply. This is violation of our subdivision Covenants and Restrictions and causes problems in our subdivisions, including increased noise, trash, and parking issues due to unfamiliar guests and the constant flow of people. In addition, this can also create safety concerns for our homeowners and contribute to decreased property values by altering our neighborhood's character and stability. The HOA will take all legal actions available such as issuing fines, placing liens on properties and/or initiating lawsuits to enforce these rules.

Per the subdivision Covenants and Restrictions; "**Residential Use**: All Lots are for residential purposes only and no part of the Property shall be used for any commercial purpose except as expressly permitted by these Restrictions. The use of a portion of a Lot as an office by an Owner shall not be considered a commercial use of a Lot if such use does not create regular customer, client or employee traffic, provided that in no event shall any Lot be used as a storage area for any building contractor or real estate developer. Apartment houses and lodging houses are prohibited."

Street Parking Getting Better

As communicated in the September 2024 and January 2025 Newsletters, we started fining frequent street parking by homeowners this year. It appears that the street parking has improved, particularly during the weekdays.

As a reminder of the rules, a homeowner who parks their vehicle in the street more than 2 days a week (Mon-Sun) they will be fined \$25/week. If these fines are not paid in a timely manner, then the HOA will proceed with filing a lien on the property to recover these fines along with additional legal fees added. If they continue to not be paid and reach a significant value, then the HOA will proceed with garnishment to recover these fines along with additional legal fees added.

If you have a situation that may require short term street parking, you need to contact our property manager Ashley Bugea at Keystone Residential (225-715-7821 or ashley@keystone225.com) to get prior approval to avoid fines.

LAAC HOA Design Control Committee

The Design Control Committee of Lakes at Ascension Crossing HOA is responsible for approving exterior additions or changes prior to work being done. We have recently had several homeowners making exterior changes like roof replacements without submitting an Improvement Request Form. This is a simple process and typically you will get a response in 2 – 3 days. **If the changes you are making is replacing like for like, meaning same type material and color, then no Improvement Request Form is required.**

Typical exterior additions or changes that the LAAC HOA Design Control Committee need to approve prior to work being done if they are not like for like are:

- Building additions
- Pools, Fences, Patios, Decks, Gazebos
- Painting, Windows, Roof replacements

If you are unsure, just contact Ashley Bugea at Keystone Residential Management via email at ashley@keystone225.com or call her at 225-715-7821.

To submit a proposal for review, the Improvement Request Form can be found on the LAAC Website (www.lakesatascensioncrossing.com) under the Design Control Committee tab on the home page and it can be emailed to Ashley Bugea at Keystone Residential Management at ashley@keystone225.com.

Also, on the LAAC Website you can find the Covenants and Restriction along with the Plat Plans for the subdivision under the HOA Documentation tab on the home page. 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.

IMPORTANT NOTE ON ROOF REPLACEMENTS:

As of August 1, 2025, the Ascension Parish Building Department has begun enforcing reroofing permit requirements for all residential and commercial projects, in accordance with Louisiana House Bill 393.

This new law requires that permits be issued and inspections conducted for any reroofing or roof replacement work. All projects must comply with state-adopted building codes to ensure consistent safety and quality across Louisiana:

- ◆ **Commercial Buildings – Must follow the International Building Code (Chapter 15)**
- ◆ **One- and Two-Family Homes – Must follow the International Residential Code (Chapters 8 & 9)**

This update aims to protect property owners and ensure that roofing work across our parish meets modern standards.

For more information, contact the Ascension Parish Building Department at 225-450-1002.

LAAC Neighborhood Fall Block Party - Save the Date

Save the date for the Lakes at Ascension Crossing Neighborhood Fall Block Party Carnival

Saturday, November 1, 2025 from 3:00-5:00 p.m.

This year we welcome back Juicy J's Snowball Truck, neighborhood train rides, cotton candy, carnival games, ax throwing, and prizes! We've added Painting with Grace Face Painting and Balloonatics to create some beautiful faces and balloon art to take home with you! Please join us! We look forward to some fun and getting to know our neighbors better!

Holiday Decorations

For the holidays, we put lighted wreaths at the Lakeway and Forest Lawn entrances and decorated every other light pole with garland, bows and lights. We will be doing it again this year and the light pole decorations should be installed sometime in early November.

Reminder to Lock your Car Doors

If you park your car outside, remember to lock your car doors. We recently had a homeowner whose car was unlocked and property was stolen. Make locking your vehicle a routine – set a timer for the evening as a reminder. Make sure all visitors lock their vehicles.

REV Internet Service

If you have internet service with REV (formerly Eatel), they just recently updated their internet plans and the rates are lower for faster service. You will need to call in and request the newer plans.

Fiber Internet 1GIG/1GIG	Fiber Internet 750/750	Fiber Internet 500/500	Fiber Internet 250/250
\$79	\$69	\$59	\$39
Download – Up to 1 Gbps Upload – Up to 1 Gbps	Download – Up to 750 Mbps Upload – Up to 750 Mbps	Download – Up to 500 Mbps Upload – Up to 500 Mbps	Download – Up to 250 Mbps Upload – Up to 250 Mbps
Plan Details	Plan Details	Plan Details	Plan Details
Select Plan	Select Plan	Select Plan	Select Plan

Garbage Pickup

Here is a comparison of pricing (as of 9/24/25) for the major companies that pick-up garbage in our subdivision. Note that some of the companies have significant discounts if you are over 65, military, police, fire, EMT, nurses or teachers. If you think you should be paying a lower rate, you will need to call in and request it since they don't normally change it without you requesting it.

Company	Pick-Up		1-96 gal Can	2 - 96 gal Can	Notes
Dales	1/wk - Thur	Regular Rate	\$84.00/qtr	\$144.00/qtr	No Recycle, Free Can Delivery, Can Removal free if service is canceled at end of contract otherwise forfeit remaining credit, No Military Discounts Contact #: 225-647-6061
		Over 65	\$78.00/qtr	\$138.00/qtr	
Republic Services	1/wk - Wed	Regular Rate	\$97.56/qtr	\$129.06/qtr	No Recycle, \$50/can Delivery, \$50/can Removal, No Senior or Military Discounts
Trash Rangers	1/wk - Wed	Regular Rate	\$83.85/qtr	\$137.85/qtr	No Recycle, Free Can Delivery, \$50 Can Removal if they pickup, Free Can Removal if you return it to them clean, Contact#: 225-363-9053
		Over 65	\$60.00/qtr	\$114.00/qtr	
		Military, Police, Fire, EMT, Nurses, Teachers	\$73.95/qtr	\$127.95/qtr	
VTS Valet Garbage Service	1/wk - Tues	Curbside Service	\$82.85/qtr	\$134.85/qtr	No Recycle, Free Can Delivery, Free Can Removal, No Senior or Military Discounts
	1/wk - Tues	Valet Service	\$149.85/qtr	\$209.85/qtr	Valet Service pickup is at your door step
Waste Pro Garbage	1/wk Mon or Thur	Regular Rate	\$82.50/qtr		Free Can Delivery, \$100/can Removal
	2/wk Mon & Thur	Regular Rate	\$136.50/qtr		
	1/wk Mon or Thur	Over 65/Military	\$79.50/qtr		
	2/wk Mon & Thur	Over 65/Military	\$133.50/qtr		
Waste Pro Recycle	1/wk Wed		\$87.00/qtr		Pay \$25 for recycle bin and get to keep it

Dales, Trash Rangers and VTS are local companies and Republic Services and Waste Pro are national companies.

We were recently informed that Waste Pro is offering a promotion until 10/24/2025.

- 1st year FREE
- 3 year Locked-in Rate (Years 2 thru 4) of \$60/qtr
- Pickup is 2X per week – Mon and Thur

Terms:

- Upfront quarterly payments required starting in Year 2
- Bin delivery deposit is required to complete sign up. \$20 for one bin, \$30 for two bins. Credit card payment only.
- All bins will be dropped off week of 10/27/2025. Pickup service begins week of 11/3/25.
- To sign up, call or text the Waste Pro representative James at 770-289-7105

LAAC HOA Facebook Group

The private Facebook Group currently has 111 members representing 71 households. If you use Facebook and haven't joined yet, please join to keep up with what's going on in your neighborhood.

