

2009 Homeowner's Packet

December 2008

Bluebonnet Highlands Homeowner's Association, Inc. *

PO Box 82986, Baton Rouge, LA 70448 *

225.678.1505

2009 Council Election

Please mark your calendars! On Tuesday, January 27, 2009, at 6:30pm, we will be holding a general election at the Bluebonnet Library. We encourage all homeowners to attend.

At this meeting, any interested resident will have the opportunity to run for a voluntary position on the HOA Council. Hope to see you all there!

Contact Information

HOA Representative
225-678-1505
bbhrep@hotmail.com

Billing Inquiries
bbhbilling@yahoo.com

HOA Council
bbhcouncil@hotmail.com

Mailing Address
BBH HOA
PO Box 82986
Baton Rouge, LA 70448

Included in this Packet

Summary of 2008
Accomplishments

2009 Dues Invoice

Automatic Bank Draft
Authorization Form



One year down...many more to go!

Dear Homeowners,

We are quickly approaching the end of the first year in which our Homeowner's Association has been managed by a volunteering Council consisting of residents of Fairhill and Springlake subdivisions. As you may know, in September of 2007, Clark Taylor & Associates turned over the HOA to the residents. At that time, a Council was elected to manage the HOA.

What a year we have had!

There have been many obstacles that any new managing body would encounter, but we have been pleased with our progress. Now that we have a year under the belt, we feel that the future of our neighborhood only looks brighter.

We encourage all residents to read this informational packet. This packet is intended to provide you

with a summary of our accomplishments over the past year.

Enclosed, you will also find your 2009 dues invoice and an optional Bank Draft Authorization Form. Thank you for your patience over the past year. We look forward to 2009!

Sincerely,

Your HOA Council

Keep in touch...

Visit our neighborhood community website at www.bluebonnethighlands.org. Here, you will find important updates, community information, a neighborhood message board, etc.

Also, in efforts to save on postage expenses, notices such as this packet, as well as important neighborhood information can be emailed.

Please email your current contact information, email address, physical address, etc. to bbhbilling@yahoo.com. (Your information will not be shared with any third parties)

Summary of 2008 Accomplishments

"852 of 884 homes in Fairhill and Springlake were current on their dues"

"liens will be filed on all homes with a delinquent status and they will be turned over to an attorney."

"please visit bluebonnethighlands.org for more community information"

"remember the old days when weeds grew uncontrollably?...those days are gone"

"much more of your dues will go towards noticeable improvements in our community"

"with the automatic bank draft...you have different payment plans to choose from"

"we still need volunteers...for various committees"

"feel free to use the drop box for dues payments, clubhouse reservation requests, and/or any correspondence you may have for the Council"

Homeowner's Dues

During last year's Annual Homeowner's Meeting, a survey was conducted in order for the new Council to be informed of the main concerns our residents may have. The number ONE concern dealt with the collection of homeowner's dues. Since the annual dues are mandatory (as stated in the deed restrictions), homeowners wanted to ensure that action would be taken against those who do not pay. We have made this our number ONE priority and are very pleased with what we have accomplished:

As of 11/15/08, 852 of 884 homes in Fairhill and Springlake were current on their dues. This left 32 homes in a delinquent status. These are leaps and bounds of progress compared to prior years.

Although this is a great success rate, we will not stop collection efforts on those delinquent accounts. We have placed liens on a majority of these homes already. By the beginning of 2009, liens will be filed on all homes with a delinquent status and they will be turned over to an attorney.

This is only fair to the 852 households who have paid. Thank you to all of you who fund this association so that our community will continue to prosper as it has in the past.

Website

With the help of a devoted resident, we have introduced bluebonnethighlands.org to our community. The website has made tremendous progress over the past year. Here, residents can find important information about our Association. The website serves as an informational resource and

features a community message board, HOA minutes, notices, deed restrictions, dues information, and photo albums, just to name a few of its resources. Please visit bluebonnethighlands.org for more community information!

Landscaping & Appearance

The Council has hired a new landscaping company. The new company is responsible for maintaining the flowerbeds at entrances into both subdivisions, mowing the grounds on the first and third week of each month, spraying round-up every six weeks, etc. The Council has also hired a new company to clean and maintain the lakes.

Finances

When the homeowners took over, we inherited a debt of nearly \$100,000. This was the result of money lent to the Association from Clark Taylor & Associates.

We are pleased to announce that as of 11/15/08, the balance due was \$27,917. We expect to have the remainder of the loan paid off by early 2009. What does this mean? This means that much more of your dues will go towards noticeable improvements in our community!

Automatic Bank Draft

This has been a big success! The new Council implemented this additional option for homeowners to pay their dues. This automatic bank draft allows homeowners several payment plans, in which dues will be drafted from your bank account. Not only does this eliminate the hassle of writing checks, it also gives you different payment plans to choose from (monthly, quarterly, semi-annually, or

annually). Please complete and return the automatic bank draft form if you would like to take advantage of this option.

*If you are currently enrolled in the automatic bank draft program, no further action is necessary.

Committees

Many homeowners have expressed interest in participating in a committee to further improve our neighborhoods. Since the homeowners took over in September 2007, we have added the following committees: Decorations, Pool, Welcome, Playground, Block Captains, Newsletter, & Election committees. We still need volunteers, so if interested, please email our HOA Representative.

Violation Letters

Our HOA Representative is working diligently and continually sending violation letters to homeowners that are not following deed restrictions. Please contact her if you notice any restrictions not being followed.

Drop Box

In May 2008, the Council installed a secure lock box near the front door of the Recreational Center. The intent of the drop box is to save homeowner's on postage expenses. Feel free to use the drop box for dues payments, clubhouse reservation requests, and/or any correspondence you may have for the Council.

We look forward to adding much more to this list in 2009!