

Jefferson Parish Council Contacts

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West Bank Council Address:

Mailing address:

4th Floor

New Gretna Courthouse

P.O. Box 9

Gretna, LA 70054-0009

HELPFUL NUMBERS

Citizens Affairs	736-6100
General code violations	364-3500
Environmental affairs	736-6102
Weed control	364-3540
Jefferson Transit	364-3450
Abandoned vehicles	364-3543
Stray animals	349-5111
Garbage pickup	736-6102
Recycling	736-6104
Mosquito control	366-0084
Water	349-5088
Streets	349-5800
Drainage	437-4939

The PECA newsletter is published quarterly by the Association Board in an effort to keep all residents apprised of items of interest to our community. It is delivered to all residents of the subdivision without charge. We welcome your comments, suggestions and ideas.

Plantation Estates Community Association Inc.

OFFICERS

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347-0424

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340-4789

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347-9207

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GARDEN OF THE MONTH

Debbie Blanchard debblanch@aol.com

HOSPITALITY

Beth Owens 348-7066

MEMBERSHIP

Latricia Jackson 347-4934

NEWSLETTER

Pat Ketcham 340-8100

PLANTATION ESTATES ARCHITECTURAL BOARD OF REVIEW

Jack Owens, Chairman

348-7066

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DISTRICT 2

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341-8441

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340-1419

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348-7066

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347-4934

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DISTRICT 7

BILL LANGER

348-3570

AT LARGE #1

WAYNE NOCITO

347-3581

AT LARGE #2

CHARLES GIARDINA

347-9897

AT LARGE #3

JOHN COMBEL

328-3911

PLANTATION ESTATES NEWSLETTER



February, 2008 • Volume No. 47

Plantation Estates Community Association • P. O. Box 683 • Marrero, LA 70073

Web Site: www.plantationestates.org

President's Report

Dear Friends and Neighbors,

Last year was our highest membership participation ever. We encourage everyone to join the association as well as volunteer throughout the year at social events or helping with various projects during the year. The association is a volunteer organization working to maintain the neighborhood and your support is important.

We had a couple of homeowners ask about the status of Belle Terre Library. We've been told by the Jefferson Parish Library Director that the contract for repairs was awarded to Harris Builders and construction began on January 8, 2008. Construction should be finished in May 2008. The projected job completion for opening is June 2008. The construction project manager indicates that work is progressing on or ahead of schedule. The ductwork is installed; the electrical work is continuing; the exterior has been pressure washed; and, the interior sheetrock has begun.

The flooding that occurs on Catalpa Court periodically is still on our list. We were able to get the Drainage Dept. to send a crew of workers in May 2007 to completely clean the drain lines and catch basins. However, the slope of the street requires major drainage improvements to fix the issue permanently. The JP Drainage Director has assured me we are on the priority list in their current Drainage Master Plan being designed. The association has been in contact with them several times over the last year. Our website has photos and the past history of emails where we have been addressing this issue in much more detail.

We still utilize off-duty police details for added security. Also, we are very close to choosing a contractor to install cameras to monitor activity in and out of the neighborhood at all times during the day. This is a topic we've discussed for quite some time and consulted with many companies over the past several years. Recently we interviewed numerous companies again. Each company has their own recommendation on the best solution for our neighborhood. These companies have provided a good list of references such as other neighborhoods where they installed camera systems, the Jefferson Parish Sheriff's Office, Gretna Police, Westwego Police, Northrop Grumman and other work references in cities such as Baton Rouge, Lafayette, etc. We will keep everyone posted as progress is made to get this accomplished.

Enforcing restrictions in the neighborhood is necessary to maintain our property values. This is even more vital post-Katrina than ever before. I still firmly believe Plantation Estates is the best neighborhood in Jefferson Parish to live. The main reason for the success over the years is having our restrictive covenants in place and homeowners taking pride in the neighborhood. Without any restrictive covenants, it's easy to see how surrounding neighborhoods that were great subdivisions when they were first developed

have fallen over the years. Our Restrictions Committee works very hard to inform homeowners by letter, phone or sometimes a personal visit. If there is no response or correction made, it's necessary to follow-up with certified letters or even turning the matter over to our attorney. Unfortunately a recent case was not resolvable after informing the homeowner many times of the violation, including a personal visit and getting our attorney involved; therefore, a lien was placed on the property. The value of the lien will vary depending upon our expenses to resolve the violation and the length of time that the home owner takes to correct the violation. The association makes every effort to avoid this if possible. We thank the overwhelming majority of homeowners who appreciate the covenants that we all agreed upon when purchasing in Plantation Estates.

In 2007, we've had a number of positive initiatives happen for South Louisiana.

- Congress authorized over \$3 billion in the Water Resources Development Act to protect and restore Louisiana's coast.
- Congress passed \$6.4 billion for Louisiana and other Gulf Coast states in hurricane recovery and relief funding that included \$110 million for fisheries disaster relief, \$1.433 billion for east and west bank levee protection and surrounding parishes, \$30 million for higher education assistance, \$50 million to help curb crime and millions in similar recovery efforts.
- Waiver of 10% local match for Disaster Recovery Projects and Forgiveness of Community Disaster Loans, which allowed an estimated \$1.2 billion for other critical recovery needs.
- Congress provided an additional \$3 billion to fully fund the Road Home Program.
- Raising the minimum wage to \$7.25/hour over two years.
- A major tax relief effort was passed for the middle class that was needed because of the flawed Alternative Minimum Tax that affected 194,068 individuals.
- A Veterans Affairs bill was increased by \$6.6 billion over the 2007 level to help address some of the healthcare issues faced by many veterans.

We email many neighborhood and surrounding news articles to keep our members informed. If you do not currently receive them, please email president@plantationestates.org to get added on the list. In case of an evacuation, we can keep you in the loop on what's happening back home. Continue to check for updates on our website at <http://www.plantationestates.org>.

Sincerely,

Charles Miller, III

Plantation Estates Community Association, President

president@plantationestates.org

Neighborhood News

❖ Do you need a copy of the Plantation Estates Covenants & Restrictions?

We occasionally hear from new homeowners that they were not informed of restrictions either by their real estate agent or their home was purchased as a *For Sale by Owner*. If you need a copy, visit our website at <http://www.plantationestates.org>.

❖ Plantation Estates Christmas 2007 Decoration Winners

M/M Michael Landeche	42 Asphodel	District 3
M/M John Brown, Sr.	69 Oak Alley Blvd.	District 4
M/M William Staehle, III	76 Anchorage	District 1
M/M Michael Conner	77 Dunlieth Ct.	District 1
M/M Robert Hamilton	22 Briarfield Dr.	District 4
M/M Jonathan Boraski	16 Melrose Drive	District 5
M/M Warren Buffone	44 Seven Oaks	District 5
M/M Richard Difebbo	22 Oak Alley Blvd.	District 4
M/M John Combel	10 Oakley Drive	District 7
M/M Ray Bergeron	1 Oakley Drive	District 7

❖ Garden of the Month

The Plantation Estates Community Association would like to thank Barbara Volz for her three years of volunteering as the Chairperson for our Garden of the Month program. They are relocating with work; and, we are certainly going to miss her and her family. This monthly routine takes quite some time to evaluate roughly 400 gardens/lawns throughout the entire neighborhood, report the list of winners for the newsletter/website and moving the signs from yard to yard. She also handled judging for Halloween and Christmas decorations too. Garden of the Month programs promote the beautification of neighborhoods and we hope to keep this alive for years to come.

Debbie Blanchard has volunteered to be the new Chairperson. She has been very active with the association since they moved in the neighborhood; and, we would like to thank her for agreeing to volunteer for this position.

❖ Plantation Estates Easter Egg Hunt

By Beth Martin

The annual PECA Easter Egg Hunt will be held on Saturday March 15. Watch for flyers for exact time and location. We will once again have loads of Easter Eggs for finding, the "Special Eggs" with special prizes



and a visit from the Easter Bunny. Hope to see you there for making the necessary repairs and working closely with us to resolve the issue.

❖ Plantation Estates Neighborhood Watch

Many Neighborhood Watch groups have formed over the years in Plantation Estates; however, we're not sure if any group still meets and stays active with block meetings. The association recently helped Asphodel Drive get their group re-formed. We arranged a meeting for them at the Marrero/Estelle Fire station and created the meeting agenda flyers. Of the approximately 35 people who attended, most live on Asphodel. The guest speaker was Sgt. Boudreaux with the JP Sheriff's Office; and, he gave numerous tips to keep the group active as well as some security recommendations that everyone can do.

We thank Scott Plaisance for volunteering to be the Block Captain on Asphodel Drive. He worked hard to obtain 100% of the homeowners on their block participating in the program. Scott provided everyone on his block with a current contact list of everyone on the block and created an email group to regularly keep everyone informed on events in their area. The group is planning to occasionally have block picnics or similar gathering to keep everyone meeting each other. Know-your-neighbor is a vital part of the success for Neighborhood Watch to work.

We encourage other streets to do the same. The association will definitely support any effort to do this such as printing flyers for your meetings, scheduling a meeting place for your group to meet and anything else we can do to help in the process. If you are interested in volunteering as the Block Captain on your street, please email: president@plantationestates.org and we will work with you to get it accomplished.

Garage Sales & Lost Pet Signs in Plantation Estates

Please help save our trees by NOT nailing any signs in them. If you have a lost pet, email the information to post on the PE website at president@plantationestates.org

2330 Lapalco Blvd.
Harvey, LA 70058
(504) 362-0800

210 Old Hammond Hwy.
Metairie, LA 70005
(504) 828-2220

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Garden of the Month

By Barbara Volz

December 2007

M/M Harold Douglas	20 Devereaux	District 3
M/M Russell Todaro	18 Darby Ct.	District 5
M/M Gary Mire	124 Belle Grove	District 3
M/M Lonnal Lamb Sr.	76 Longwood Ct.	District 3
M/M Dennis Hurley	34 Madewood Dr.	District 6
M/M Terry Irwin	62 Asphodel Dr.	District 3

January 2008

M/M Charles Isaminger Jr.	21 Oakley Dr.	District 6
M/M Brian Callegan	46 Burleigh Ct. N.	District 2
MRS. Faye Danos	18 Tara Ct.	District 6
M/M Jan Stipelcovich	48 Hermitage Dr.	District 1

February 2008 (Debbie Blanchard)

M/M Ed Dragon	16 Devereaux	District 3
M/M Eugene Colley	24 Seven Oaks	District 5
M/M Emmett Kron	12 Oakley Dr.	District 6
M/M Theodore Schneider	67 Oak Alley	District 4

The Gardens of the Month are featured with photos under the "Members Only" section of the website. There are only four winners in January and February because of sign shortage.

PARKING AND VEHICULAR CODE VIOLATIONS:

LOUISIANA STATUTES

RS 32:144 Improper parking (vehicles parked against the flow of traffic)

RS 32:143 Posted parking (no parking)

JEFFERSON PARISH ORDINANCES

36:4 No parking on a sidewalk

36:5 No parking on servitude

36:88 No parking of a vehicle on a street for more than 48 hours

36:92 No parking on a neutral ground

36:93 No parking within 30 feet of an intersection

36:94 Blocking a driveway (parked directly across from or 3 feet of either side)

36:95 No parking within 20 feet of a fire hydrant

36:129 Abandon, junk or wrecked vehicles



GRASS CUTTING

The following resident of Plantation Estates is available to provide lawn mowing services:

Dexter Matrana cell (504)-554-1226

If you are under 21 and would like your name listed for these or any other service within Plantation Estates, please contact Pat Ketcham at 340-8100

• SPEEDING •
"20" MEANS 20!
• STOPPING •
"STOP" MEANS STOP!

CAUTION

WALKERS—Always walk against (Facing) Traffic. Stay on the extreme left side of the road, especially around curves in the road.

BIKERS—Always ride with traffic. Stay on the right side of the road.

To Report Traffic Related Complaints
Call the JPSO Traffic Division
465-1480



Neighborhood News continued

❖ Crimestoppers –

An Effective Crime fighting Tool

Crimestoppers has been around for over 26 years. It's one of the most important crime fighting tools because it gets citizens involved. We're not the police and your tips remain anonymous. We do not have caller ID; and, you are assigned a number when you call so we can eventually pay out the reward to you if the tip leads to an arrest.

Since inception, Crimestoppers has solved over 9,000 crimes and paid out over \$1.2 million in rewards. In the first 6 months in 2007, tips lead to over 150 arrests, solved 24 murders and paid \$67,000 cash rewards. Remember, it's an anonymous call at 822-1111.

If you would like to make a donation or volunteer to help, you can visit the website at www.crimestoppersgno.org or call the Executive Director Darlene Cusanza at 837-8477.

❖ Jefferson Parish Flood Control and Drainage Update

Jefferson Parish is more prepared than ever. We now have 8 safe rooms parish wide to keep pump operators safe and on the job. We have enhanced backflow prevention and automation from the safe rooms of pumps vulnerable to backflow. And the Parish has most manned drainage pump stations permanent back-up power; other stations have back-up generators under design or under constructions.

Specifically on the Westbank, we have:

- A gate on the Harvey Canal that will now prevent storm surge from getting into the canal north of Lapalco Blvd.
- Weak spots on the interim flood protection on the east side of the Harvey Canal have been strengthened and construction of permanent flood wall is underway.
- Interim storm surge protection on the Company Canal in Westwego is in place.
- Two-Mile Canal improvements completed.
- Woodland West detention pond system is under construction.

We have better protection coming such as:

- The Parish is storm proofing our pump stations
- Adding more safe houses, automation and remote control to pump stations.
- Levees will be higher and armored
- Permanent backflow prevention at all pump stations where necessary
- Completion of the Westbank and Vicinity Hurricane Protection Project

❖ Lowe's Home Improvement coming to Belle Promenade area

The vacant JC Penny building at Belle Promenade Mall will be torn down and Lowe's Home Improvement will be building in that location. The Planning Dept. has approved their application and they are now moving forward with their plans.

❖ Your Access to Free Credit Reports

Since September 2005, did you know we all have access once a year to free credit reports from the 3 nationwide consumer reporting companies?

The Fair Credit Reporting Act (FCRA) requires each of the nationwide consumer reporting companies – Equifax, Experian, and TransUnion – to provide you with a free copy of your credit report, at your request, once every 12 months. The Federal Trade Commission (FTC), the nation's consumer protection agency, enforces the FCRA with respect to consumer reporting companies.

A credit report includes information on where you live, how you pay your bills, and whether you've been sued, arrested, or filed for bankruptcy. Nationwide consumer reporting companies sell the information in your report to creditors, insurers, employers, and other businesses that use it to evaluate your applications for credit, insurance, employment, or renting a home.

To order a free credit report, visit www.annualcreditreport.com or call 1-877-322-8228.

Post your pets on the Plantation Estates website located at www.plantationestates.org at no charge to all active Association members. This service is offered in an effort to help locate the owner of a lost pet(s) immediately and contact you as soon as possible. Email a picture of your pet(s) and contact information to be posted online to info@plantationestates.org

CHILD CARE SERVICES AVAILABLE

The following residents of Plantation Estates are available to provide baby sitting services:

Cassie Graziano - 341-3284

Tiffany Mosel - 340-9281

Danielle Boudreaux - 340-4789

Allyson Graziano - 341-3284

If you are under 21 and would like your name listed for this or any other service within Plantation Estates please contact Pat Ketcham at 340-8100.

2008 MEMBERSHIP DRIVE IS UNDERWAY!

By Latricia Jackson

It's that time of year again! Our annual membership drive started January 1st. Dues invoices were mailed last month. Very special thanks to the homeowners who have renewed their membership and a warm welcome to all prospective new members. We appreciate your support! Membership dues are \$60.00 per year per household (a mere \$5 per month). If you have not done so already, please make your check for \$60.00 payable to PECA and send to address below.

Plantation Estates Community Association
P.O. Box 683
Marrero, LA 70072

This past year - 2007 - was our banner year with a total of 293 household members. As always, the Plantation Estates Community Association's goal continues to be 100% participation. If you have any questions concerning your membership or would like membership information, please call Latricia Jackson at (504) 347-4934 or contact your district representative. Contact numbers for the district reps are in your newsletter or you may send email to the PECA website.

Your annual dues are an investment that supports the many things we do to enhance our community, including:

- New seasonal banners
- Increased security patrols
- Garden of the month
- Representation in the West Jefferson Civic Coalition
- Landscaping maintenance of 2 main entrances (Oak Alley & Parlange)
- One annual Homeowner/Membership meeting
- Quarterly neighborhood newsletters
- Neighborhood website
- Four PECA sponsored neighborhood family events per year
- Protection of our property values with oversight of the restrictions and protective covenant documents for the neighborhood

If you wish to receive PECA email communications, please email our president, Charlie Miller, at president@plantationestates.org.

Restriction Committee

By Candy Jensen

On behalf of the Plantation Estates Restrictions Committee, I would like to begin by thanking homeowners that comply with the restrictive covenants. This committee spends countless hours working to maintain our property values and this would be nearly impossible without your support of the civic association. We work behind the scene and do not publicize any specific address that has infractions. Therefore, many of our efforts may not be noticeable.

We still have a few reoccurring issues that we feel is important to mention again.

BOATS/MOTOR HOMES: We still receive complaints on several homeowners that store these oversized vehicles in the street at their residence. This is disrespectful to your neighbors who need to exit their driveway and is very dangerous for drivers, walkers and even our security patrols to maneuver around it.

OVERNIGHT PARKING: We still have a number of homeowners that occasionally park in the street. In many cases, these vehicles are either across from your neighbor's driveway, too close to the corner or in front of a fire hydrant. According to the Sheriff's Office, all of these are against the law and our restrictions. If your neighbor did the same, would you be pleased about it?

COMMERCIAL VEHICLES: No commercial vehicle, including private vehicles with door magnets, should be visible over night.

Again, thanks to those homeowners who have complied with our letters or our personal contact. We're pleased to say a few have even joined our forces to keep an eye in their area and agreed to talk with some of the homeowners about the infractions. We need everyone to work together for this effort to be successful. As always, the exact language of the restrictions can be found on our website at www.plantationestates.org. Thanks.

Please complete the following form and return it to
your district representative or mail to:

PECA, P.O. Box 683, Marrero, LA 70073-5084

(Please include your check to cover the yearly dues of \$60/year)

PLANTATION ESTATES COMMUNITY ASSOCIATION HOMEOWNER INFORMATION*

NAME: _____

SPOUSE'S NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

HOME PHONE NO.: _____

BUSINESS PHONE NO.: _____

E-MAIL ADDRESS: _____

DISTRICT NO.: _____ LOT NO.: _____ SQUARE NO.: _____

(If you don't know the District, Lot and Square #, leave it blank)

* **NOTE:** This information will remain confidential at all times and will not be sold or released to anyone outside of the Plantation Estates Community Association.

Security

By: Colonel John Fortunato, Jefferson Parish Sheriff's Office

Hello again,

As your vice-president of security, I am happy to report that Plantation Estates continues to be one of the safest neighborhoods on the entire Westbank. I believe this is attributable to the enhanced security patrols we have in place in PE, along with the fact that many of you continue to stay vigilant as you go about your normal routine.

This may sound redundant, but please remember PE is situated between the two most troublesome neighborhoods on the Westbank. Woodmere and Lincolnshire continues to present problems far beyond the norms in most subdivision in this area.

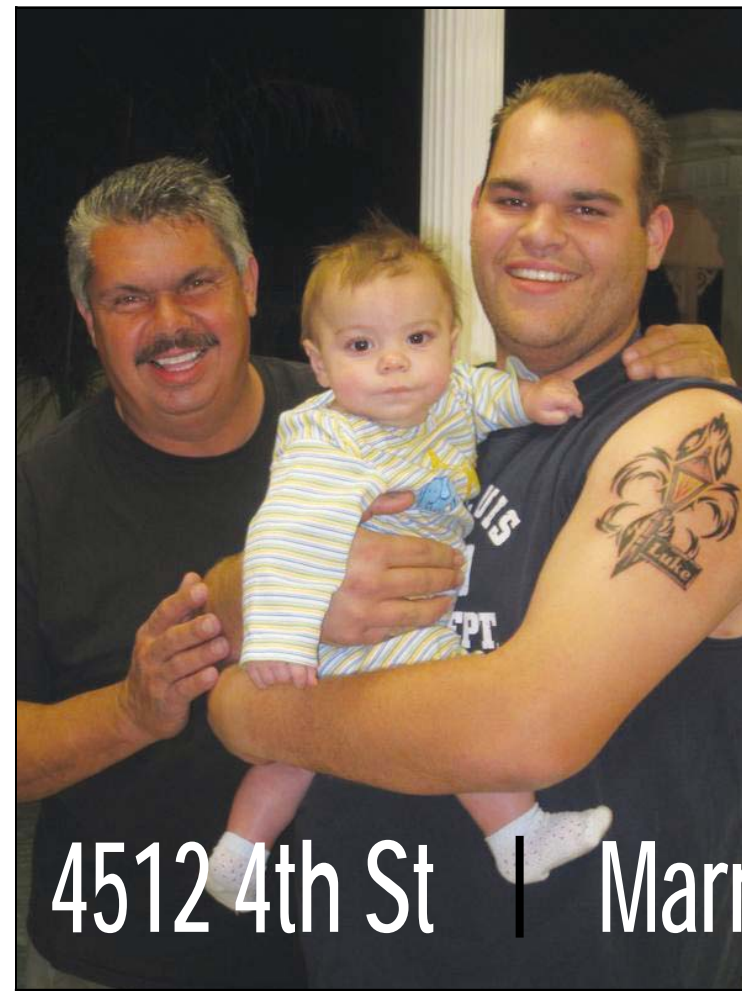
We try our best at rotating the security patrol times during each day. However, with the exception of the current security patrols, which are not 24 hours per day, we have very little secondary security measures in place. Many of you have expressed your concerns over this issue; and, I too believe we need something in addition. Recently, I requested the Board of PECA to begin soliciting area security companies for a quote on a comprehensive, state of the art security camera system that would be placed strategically throughout our neighborhood. A system consisting of license plate recognition as well as vehicle identification information all captured digitally and recorded for law enforcement purposes. I want to applaud the PECA Board members for their efforts in being so receptive to this idea. Everyone has already spent countless hours on this endeavor; and it won't be long before we decide what is best for all of us.

As we begin this New Year, I want to remind everyone now is a good time for all of us to take a look at our own homes and see what we can do best to enhance our own security measures. The more security measures you have in place, the longer it will take someone to defeat them. Chances are they will move on to the next place of least resistance. This holds true for business owners as well. In December, one of our residents reported an attempted burglary. Luckily for her sake while she was home in bed, the intruders fled before gaining entry. She asked that I take a look at her home and offer her some professional security advice. In doing so, I was able to point out enhancements that needed to be made. Many people believe they have adequate security measures in place; however, sometimes it takes a professional to point out the weaknesses. Alarm systems, locks, windows, doors, lighting and ground maintenance are all part of building a solid security barrier to help protect you and your loved ones.

The JPSO will conduct a security survey of your home simply by calling our Community Relations Division at 363-5500. If you have any questions or need my assistance, please give me a call at 616-8731. Remember to always be alert and mindful of your surroundings at all times. Travel with others if at all possible. Lock your homes, windows, and cars. Leave a light on.

The following are 10 friendly reminders on Crime Prevention ideas.

- Locks are only as secure as the door or door frame to which they are secured.
- Never give anyone a key or combination to your home, alarm or safe except a trusted friend or relative.
- A burglar alarm does not keep an intruder out. It is merely a deterrent. An alarm only notifies someone that an intruder has been detected.
- High security double cylinders do deter, but not prevent other possible bypass techniques.
- A safe can be that by name only. It is designed to protect its contents against a variety of seen as well as unseen forces.
- Nothing is guaranteed burglar proof. With time anything can be defeated. Basically, all we are buying is time. The more security measures you have, the more time it will take someone to defeat it.
- When an intruder looks for a place, he will choose the target of least resistance.
- Police studies indicate that having a good high security lock on your door is the best deterrent against burglaries.
- Contrary to popular belief, theft by employees, not shoplifting, is the number one reason most businesses initiate loss prevention measures.
- Don't get carried away. It is true that two locks are better than one, however, when in doubt ask a professional. Only a security professional can best determine what is necessary for your protection.



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Featured Article

This section of the newsletter is dedicated to professional articles contributed by OUR OWN homeowners. Call or email us if you might be interested in writing an article for the next newsletter.

Contributed by Mr. Richard Bordenave, a real estate agent with Prudential Gardner Realtors 366-4511
Tumbling home prices, stiff credit standards, gun-shy lenders and appraisers have combined to make even routine real estate transactions precarious. It's not that deals aren't getting done — they are — but buyers and sellers face conditions that have changed dramatically in less than a year.

The housing market today is afflicted by two interrelated factors:

- A credit crunch resulting from the bust of the subprime lending boom.
- Falling home prices.

If you're going to wade into this maelstrom, you should know what you're up against. Home sales have slowed overall; but, sales of more-expensive homes are down and may languish longer on the market. In our Plantation Estates, the past year realized the sale of 9 homes. The average sold price was \$353,333 for 3199 square feet of living area (\$110/sqft) and was on the market for 87 days. Currently there are 9 homes for sale with an average listing price of \$410,522 for 3234 square feet of living area (\$127/sqft) and have been on the market for 102 days.

The information contained herein, while obtained from sources believed to be reliable, is not guaranteed.



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