

Jefferson Parish
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West Bank Council Address:
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P.O. Box 9
Gretna, LA 70054-0009

HELPFUL NUMBERS

Table with 2 columns: Issue, Phone Number. Rows include Citizens Affairs, General code violations, Environmental affairs, Weed control, Jefferson Transit, Abandoned vehicles, Stray animals, Garbage pickup, Recycling, Mosquito control, Water, Streets, and Drainage.

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.

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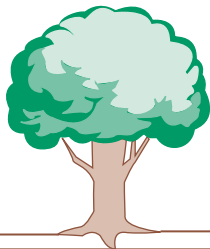
PLANTATION ESTATES ARCHITECTURAL
BOARD OF REVIEW

Jack Owens, Chairman
348-7066

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AT LARGE #2: CHARLES GIARDINA 347-9897
AT LARGE #3: JOHN COMBEL 328-3911

PLANTATION ESTATES
NEWSLETTER



May, 2007 • Volume No. 44

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

Web Site: www.plantationestates.org

President's Report

Greetings to all Plantation Estates Homeowners:

The Plantation Estates Community Association is one of the most active civic associations in Jefferson Parish. Many of our Board Members and homeowners donate their time to make this such a successful organization; but simply being a member for \$60/year is a huge help too.

Good things don't happen by themselves. An active community with a strong civic association is what keeps Plantation Estates the nice place it is today. Here is a list of things the civic association has been doing lately.

Recent Projects

- Had the signal light sequence at Parlange/Lapalco changed to help get across Lapalco
- Worked with the Parish to make striping and sign improvements turning onto Parlange
- Will have a turning signal light added in front of Raising Cane's sometime this summer
- The Parish will be removing dead trees on Oak Alley very soon and plant new one's
- Had the grass on the sidewalk and curb along our wall on Barataria edged.
- Will soon have Dan's Landscaping over-haul both entrance gardens
- Personally hauled a sofa and hot water heater that was taking too long to be picked up
- We had the fire hydrants freshly painted along Barataria
- Repaired broken section on the back fence between Raising Cane's and Devereaux Drive
- Currently addressing a drainage issue behind Circuit City affecting PE homeowners
- Repaired sprinkler system in entrance garden
- Regularly spray round-up to prevent weeds from growing on the fence of Oakley Drive
- Work with the Parish to assist with cleaning up the areas outside the neighborhood
- Designed a new look to our website and provide news updates quite frequently by email

On-going Tasks the Association Handles

- Maintain landscaping and cut grass at both entrances

- Address restriction issues
- Maintaining police details for Plantation Estates security
- Handling accounting responsibilities
- Select "Garden of the Month" winners
- Host numerous neighborhood family events throughout the year such as the Easter Egg Hunt, Pumpkin Painting Party, Christmas Social, and the Night Out Against Crime event
- Hold an Annual Homeowners Meeting, but we address issues all throughout the year.
- Add new content to our website
- Publish quarterly newsletters
- Keep homeowners informed by email on neighborhood and Parish news
- Have district rep's hand deliver newsletters, event notices, etc.
- Change flag banners on the light poles 5 times throughout the year
- Regularly report street light outages to get repaired
- Choose the "Best Decorated" houses for Halloween and Christmas
- Responding to emails and phone calls from members
- Represent Plantation Estates as a member of the West Jefferson Civic Coalition, which is comprised of 25 Westbank civic associations

Other positive signs on the Westbank include the completed projects like the Barataria widening and Jefferson Parish Safe Houses ready for this hurricane season. Projects currently underway include the expansion of the Huey P. Long Bridge, the commencement of the long awaited construction of the East-side Harvey Canal floodwall project and the Parish is soon going to donate land along Lafitte/LaRose Hwy. for a new Third District Police Station. Also, there is a proposal for a new Crime Lab that will be located on the Westbank too.

We send out many neighborhood and Parish related news items to keep our members informed. Send us an email to president@plantationestates.org to get added to our list.. Hopefully we have no serious threats forcing us to evacuate this hurricane season, but having your email address can be especially important to keep you in the loop on what's happening back home.

Respectfully,
Charles Miller, III
Plantation Estates Community Association, President
cmiller@ocsbbs.com

Neighborhood News

❖ Are you on the Plantation Estates Email Distribution List?

If you are not already on our email list and periodic emails from us, please send an email to president@plantationestates.org so we can put you on it. We email neighborhood and related news articles on almost a weekly basis. We can also use your email as a source of communications with local news from our area if we have to evacuate again.

❖ Trees along Oak Alley Project

Several Board Members met to discuss the trees along Oak Alley with the help of a Parish representative. The Parish has identified numerous trees that are dead and will need to be removed, including grinding up the trunks. Thanks to Beth Martin, we will use a grant from Friends of Jefferson the Beautiful to replace the trees. The Parish has agreed to plant them for us. This project should begin sometime very soon.

❖ Recent improvement to the Lapalco turning lane onto Parlange Drive

You all may have noticed some recent improvements to the Lapalco Blvd. turning lane onto Parlange Drive. Ashvini Pandit and James Willis represented the Plantation Estates Community Association to get this safety concern addressed. We would like to thank Jody Savoie with the Jefferson Parish Traffic Division, the Parish Council and Administration for making these changes.

Recent changes include:

1. Additional striping to lengthen and to better define the turning lane and to paint arrows indicating straight ahead lanes and an arrow defining the turning lane.
2. Hatch marks were added to the shoulder of the road on Lapalco at Parlange.
3. When the Whitney Bank is built on the corner, they will have a more defined turning lane.
4. The recent changes include a "No Driving on Shoulder" sign. Please pay attention to this sign.

❖ Update Regarding the Traffic Light for the U-turn in front of Raising Cane's

Bids for left turn signal were just opened and looks like in three months it could be a reality. If you want to read more on this project, click:

http://www.plantationestates.org/LatestNews/Traffic_light_parlange_Nov_2006.htm



❖ Crimestoppers Receives Record Tips

By: Charles Miller, III

As a Crimestoppers Board Member, I'm proud of the successful role the organization has played in our community. Crimestoppers has received record volumes of tips for the first two months of 2007. Through March 5, Crimestoppers received 600 tips compared with 1,450 for all last year. Crimestoppers is on pace to receive more than 3,600 calls for the year. As our Executive Director Darlene Cusanza says, "People are concerned and want to get involved and are more willing to give information."

❖ Update on Oakwood Shopping Center

Here's some good news on the Oakwood Shopping Center. It's another sign of progress. Penney's will begin construction this month with an anticipated opening on October 28th, 2007. For more information, you can contact the Oakwood Center at 361-1550.

❖ Harvey Canal floodwall construction to begin with \$56M contract

The first contract to begin construction on the Harvey Canal floodwall has been awarded to Cajun Constructors Inc. of Baton Rouge, the U.S. Army Corps of Engineers said.

The \$56 million contract involves construction of a 3,201-foot-long section running from Boomtown Casino to the Hero pumping station. The roughly 4-mile-long wall is being built in five sections. Cajun Constructors will build the floodwall under a contract not to exceed \$250 million. The floodwall, which will protect roughly 200,000 residents from Harvey to Algiers, has been on the books since 1986.




2330 Lapalco Blvd.
Harvey, LA 70058
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Metairie, LA 70005
(504) 828-2220

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Garden of the Month

By Barbara Volz

January 2007*

M/M Phan Vuong	28 Nottoway Dr.	District 7
M/M James Willis	62 Oak Alley	District 4
Mr. Charles Giardina, Jr.	41 Seven Oaks	District 5
Mrs. Faye Danos	18 Tara Court	District 6

March 2007

Mrs. Lois Martin	10 Melrose	District 5
M/M Terry Talamo	39 Oak Alley	District 4
M/M Wilfred Olinde, Jr.	36 Rosedown Ct.	District 3
M/M David Jouandot	24 Shadows Ct.	District 6

April 2007

M/M Frank Proze	15 Gainswood W	District 4
M/M Augustine Tsang	19 Melrose	District 6
M/M Dale Giroir	24 Nottoway	District 7
M/M Donglai Yang	24 Oakley	District 5

*Editor's apology: The January winners are reprinted in this issue because three of the families were listed incorrectly in the February's Newsletter.

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**

ATTENTION: PE Homeowners who park their car at the intersection of Parlange and Lapalco

JP Code:

(a) It shall be unlawful for any person to park any motor vehicle upon any public right-of-way, street or roadway which vehicle displays a **“FOR SALE” SIGN** thereon.

(b) It shall be unlawful for any person to park any motor vehicle upon any privately owned parking lot which vehicle displays a **“FOR SALE” SIGN** thereon, without the written consent of the owner of the parking lot, evidence of the consent being displayed so as to be visible through the windshield or window of the vehicle.

(Code 1961, § 11-71.8)

• **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**

More Neighborhood News

❖ Citizens Urged to Sign up Now for Jefferson Parish Emergency Alert System

Jefferson Parish established an electronic emergency alert system to warn first responders and citizens of impending emergencies such as tornadoes, hurricane evacuations, hazardous material spills and terrorist attacks.

The electronic system is called MyStateUSA and is part of the IPAWS (Integrated Public Alert and Warning System) pilot program provided to the entire state by FEMA. The Jefferson Parish Emergency Management Department and the citizens are encouraged to sign up now for emergency alerts. There is no charge for the service. Citizens can choose to be alerted via e-mails and/or through text messages on their cell phones, alpha numeric pagers, and blackberry type devices. Registering is quick and easy on-line by going to <http://jeffersonparishla.mystateusa.com>. Click on the “Sign Up Here For Alerts”. Fill in the blanks and click the button on the bottom of the page titled “Sign Me Up.” Citizens who do not have access to the internet can enroll to receive the alerts on their electronic devices by calling the Jefferson Parish Department of Citizens Affairs at 736-6000 and providing their name and cell phone and/or pager numbers that they want to receive the alerts.

The system can be used to communicate with evacuated citizens after a hurricane or other crisis to provide information about the condition of the parish and when they can return. Later this year, FEMA and MyStateUSA will begin work on a system that will allow emergency officials to call home phones with emergency messages, such as the threat of a tornado or other impending emergency situations.

Restriction Committee

By Candy Jensen

The Plantation Estates Restriction Committee has notified several homeowners of restriction violations since January 2007. These notifications were by letter, home visits or phone conversations. Additionally, members of the committee conducted a neighborhood sweep in early March. Our restrictions committee has resolved 73 of the 75 violations. We thank everyone who has complied. These corrections help maintain the character of our neighborhood. To those that responded to explain their dilemma regarding work schedules and/or problems with hired repair people, we thank you too. A few homeowners have contacted our committee to inform us of planned work on their property and the time frame they hope to have the work completed; sharing this information is comforting to everyone.

We encourage homeowners to continue to call us with concerns. If you have any new neighbors that may be unaware of the restrictions, please offer the website for information or to call any board member. It appears some family's move into Plantation Estates with no information as to our restrictions/codes.

We are soon to form a Restrictions Review Committee, which will help to improve the enforcement process. Your input on the problems and solutions are important and will be included in the review of our current codes and restrictions.

PECA MEMBERSHIP CLIPS ALONG AT STEADY PACE

By Latricia Jackson

The 2007 PECA membership count now stands at 249. Our record high of 283 was set back in 2004. We need your help to break the record!

If you are not a member, we urge you to reconsider PECA membership. Your dues support the many things we do to enhance our community, including:

- New seasonal banners
- Increased security patrols
- Our monthly garden of the month
- Representation in the West Jefferson Civic Coalition
- Landscaping maintenance of our 2 main entrances (Oak Alley & Parlange)
- Two annual Homeowner/Membership meetings
- 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 just simply forgot to send us your check, please do so immediately. Membership dues are \$60 per calendar year – a mere \$5 per month. Please make your check payable to PECA and mail to PO Box 683, Marrero, LA 70073.

If you have never joined or for some reason has discontinued your membership, please let us know. Email our president, Charlie Miller at president@plantationestates.org. We would sincerely like to know your feelings on how we can either correct the situation or improve our efforts to have a full 100% household participation.

We look forward to hearing from you and hope you decide to join.

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 Mike Dauenhauer at mdauenha@uno.edu.

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.

Hospitality Committee

By: *Beth Owens*

The Plantation Estates Community Association once again held our annual Easter Egg Hunt on Saturday, March 31st. Even though the weather was not too cooperative, the turn out of our friends and neighbors was wonderful. The Easter Bunny even took time out of his busy schedule to pay us a visit and to take pictures with the kids. Within minutes, 1400 candy-filled eggs were picked up and the two Special Eggs found! The winners of the Special Eggs were Timothy Nguyen for the 1-5 age group and Josh St. Martin for the 6-10 group. Along with keeping the egg, each of these winners was also presented with \$25.00 gift certificate to Toys R Us. Congratulations!

I would personally like to thank the following people for their donations of items, food, time, and help. Without these donations, our Association would not be successful in anything that we do:

Penny and Morgan Legendre, Camille and Shannon Matrana, Wesley and Rhonda Boudreaux, Beth and Emily Martin, Danny and Debbie Blanchard, David, Lindsey, and Jack Owens, Candy Jensen, Hannah Martinez, Marilee Nocito, Charlie Miller and Big John Combel.

2007 PECA Schedule & Events

May:

PECA Newsletter

June:

Hang United States Flag Banners

July:

Remove all banners for hurricane season

August:

PECA Newsletter

National Night Out Against Crime (TBA)

October:

Annual Homeowner's Association Meeting

Pumpkin Painting Party (TBA)

Halloween decoration contest – Best Decorated Houses

Hang Fall season banners

November:

PECA Newsletter

December:

Hang Christmas banners

Santa visits Plantation Estates

Christmas decoration contest – Best Decorated Houses

Current Plantation Estates Projects

1. Removal of dead trunks and trim trees on the main entrance of Oak Alley
2. Replace a few missing street signs
3. Reporting ongoing street lights problem
4. Security Camera project



Councilman's Corner

By: Councilman Byron Lee

As a homeowner of Plantation Estates Subdivision, I am truly elated to serve you as Jefferson Parish, District 3 Councilman. I am also excited to share with you an initiative occurring throughout our Parish. For the last 3 months, in an effort to deal with criminal activity, blighted/dilapidated housing and other code violations, various Jefferson Parish Departments, along with the Jefferson Parish Sheriff's Office, and utility agencies has had and are planning Crime Sweeps throughout the Parish. Your Councilman and Colleagues, along with representatives from the J.P. Clerk of Court, J.P. District Attorney's Office, N.O. Metropolitan Association of Realtors, J.P. Housing Authority, J.P. Attorney's Office, the U.S. Attorney's Office and surrounding law enforcement agencies including: the J.P. Sheriffs Office, the F.B.I., and the Gretna and Kenner Police Departments are meeting often and working diligently toward finding and implementing measures that significantly reduce crime in Jefferson Parish.

The Jefferson Parish Council recognizes the importance of Crimestoppers. For this reason, the entire Jefferson Parish Administration donated \$100,000 to Crimestoppers as a way to join forces in the fight against crime.

Jefferson Parish has recently made several sweeps on the West Bank to look for illegal COX connection, Entergy and water meter tampering, individuals with outstanding warrants, addressing environmental violations, code enforcement violations, fire department violations, public health violations and animal shelter violations.

The Council is also determined to target blighted property by use of the Jefferson Parish Environmental Court. This court was established to hold deadbeat slumlords accountable by use of civil and criminal penalties and is currently being used.

Technology Corner

By: Charles Miller, III

As we all probably know by now, you should not run your computer without anti-virus software, especially if you use email and the internet. Yet many people still do not have any anti-virus software at all.

For COX Cable internet users, you can download an entire internet security software package at no additional cost as long as you are a COX subscriber from their website at <http://www.cox.net>. You will have to login to your online account to install it. It includes anti-virus, anti-spyware, firewall and parental controls. If you use the AOL software, most of their recent versions include solutions for this already built into the product.

For those looking for a free solution, a company founded in 1991, Grisoft AVG, has provided free anti-virus software for home personal use. Unlike other competitor anti-virus software, Grisoft AVG uses low memory usage, a simple User Interface, has no annoying ads and received many awards over the years. Many people think software for free like this one is somehow inferior to other products on the market. Not so. I've personally used it for many years and the company simply has a business model that has kept them alive for 16 years, which is impressive in the technology world. Grisoft makes all of their money from business licenses and releases a lighter version of the same product to the public for free personal use. To download this free software, visit <http://free.grisoft.com>.

Other anti-virus software commonly used in the industry includes Symantec Norton, McAfee, Trend Micro, and Kaspersky.

Security

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

Hello from your Vice-President of Security.

With the summer-time fast approaching once again, we must remind ourselves of the changes that normally take place during this time period. As law enforcement agencies plan for the summer holidays they have come to expect an escalation in juvenile-related crimes. For the most part, Plantation Estates doesn't normally see that spike in juvenile crimes.

We want to continue encouraging all of our residents to become involved in the day-to-day happenings that go on in PE. Let me remind everyone, Plantation Estates continues to be one of the safest neighborhoods on the Westbank. Let's keep working to improve the quality of life we have all come to enjoy here.

With the increased patrols in PE, our officers are very much aware of the minor problems we have been experiencing. By acting as additional eyes and ears for all the residents in PE, we can assist the JPSO by reporting anything you believe is suspicious. Please call 911! We would rather respond to a call you have reported than to have one of our neighbors become a crime victim. The JPSO Neighborhood Watch program advocates strong neighborhood participation. In PE, we do also.

The PE BOD has chosen to move forward with the implementation of security cameras throughout the neighborhood. A security team will begin conducting a survey of our subdivision soon, in order to determine where the most strategic view points are for camera placement. We will continue to keep everyone updated on this issue.

Just as a reminder, CRIMESTOPPERS is an organization we have had remarkable success with. Callers receive cash rewards for information on individuals who are arrested and indicted as a result of a tip to them. ***The information you provide to CRIMESTOPPERS is strictly confidential, you do not give your name and you do not have to testify to receive the reward!***

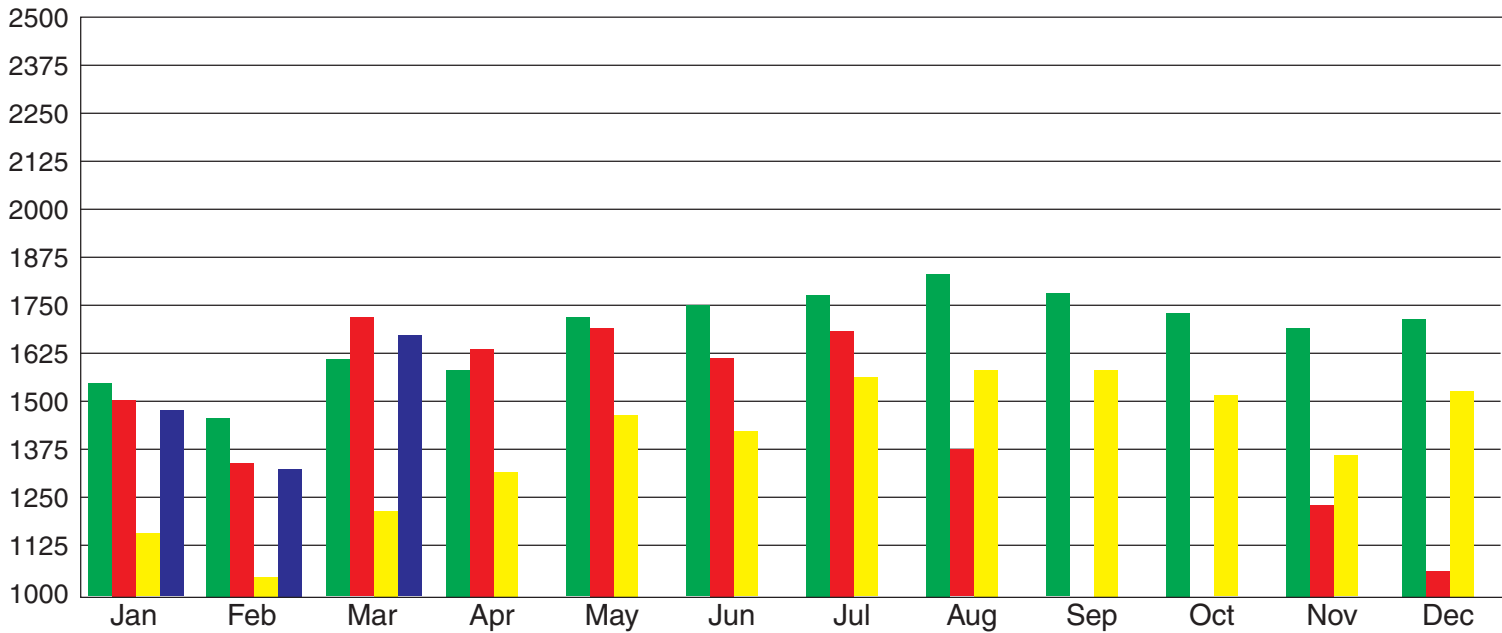
Please remember to lock your doors and windows. Also, don't leave your vehicles unlocked. As you may recall, we recently had several vehicles that were burglarized here in PE. Most of those vehicles were left unlocked.

Please drive safely and courteously, and watch out for our children!!!!!!!!

If you have questions, suggestions or comments, please give me a call at 616-8731.

Thank you

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Did you know?

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Approximately 16% of American men will be diagnosed with prostate cancer sometime in their life. Treatment options and prognosis depend on many factors.

If your doctor recommends surgery to treat your prostate cancer, you may be a candidate for a new, less-invasive surgical procedure called da Vinci® Prostatectomy. Performed with the da Vinci Surgical System, the procedure

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- Less scarring
- Faster recovery
- Quicker return to normal activities

To learn more about the da Vinci Prostatectomy, talk to your doctor. Listed below are the physicians on the West Jefferson Medical Center staff who are currently credentialed to perform prostatectomies with the da Vinci system.

For more information, contact the West Jefferson Medical Center Medical Staff office at (504) 349-1119.

These physicians are currently credentialed to perform prostatectomies with the da Vinci® system.



Wesley Bryan, M.D.



Ryan Glass, M.D.



Pablo Labadie, M.D.



Richard Paddock, M.D.

 **West Jefferson
Medical Center**
Hospital and Health System

1101 Medical Center Blvd. ◆ Marrero, Louisiana 70072 ◆ www.wjmc.org

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.

Statement of Assets, Liabilities and Fund Balances
Plantation Estates Community Association
December 31, 2006

	Membership Fund	Security Fund	Total
Assets			
Cash in Bank	\$ 6,498.16	\$ 59,440.68	\$ 65,938.84
Inventory - Hats	102.00	---	102.00
Deposits	510.00	---	510.00
Total Assets	<u>\$ 7,110.16</u>	<u>\$ 59,440.68</u>	<u>\$ 66,550.84</u>

Liabilities and Fund Balances			
Deferred Revenue	\$ 1,380.00	---	\$ 1,380.00
Fund Balances	5,650.91	\$ 59,519.93	\$ 65,170.84
Total Liabilities and Fund Balances	<u>\$ 7,030.91</u>	<u>\$ 59,519.93</u>	<u>\$ 66,550.84</u>

Statement of Revenues, Expenses and Fund Balances
Plantation Estates Community Association
For the year ended December 31, 2006

	Membership Fund	Security Fund	Total
Revenue			
Member Dues	\$ 16,860.00	\$ ---	\$ 16,860.00
Newsletter Advertising Revenue	1,950.00	---	1,950.00
Special Assessments	---	125,269.36	125,269.36
Total Revenue	<u>\$ 18,810.00</u>	<u>\$ 125,269.36</u>	<u>\$ 144,079.36</u>
Expenses			
Association Expenses - Holidays, Awards & Membership	\$ 448.65	\$ ---	\$ 448.65
Association Expenses - Entrance Sign, Banners & Flags	4,353.55	---	4,353.55
Bank Service Charges	163.45	---	163.45
Dues, Subscriptions and Membership Fees	25.00	---	25.00
Insurance	---	11,952.50	11,952.50
Landscaping Maintenance	11,352.05	---	11,352.05
Legal	356.00	---	356.00
Licenses and Tax Assessments	5.00	---	5.00
Meeting Expenses	379.09	---	379.09
Postage	237.23	---	237.23
Printing and Stationery	1,128.37	522.63	1,651.00
Repairs and Maintenance	643.27	33.65	676.92
Security	---	90,874.00	90,874.00
Special Events - NNOAC	---	1,131.17	1,131.17
Taxes - Real Estate	32.30	---	32.30
Utilities	1,185.46	---	1,185.46
Website Expenses	33.76	15.68	49.44
Total Expenses	<u>\$ 20,343.18</u>	<u>\$ 104,529.63</u>	<u>\$ 124,872.81</u>
Excess of Revenues over Expenses (Expenses over Revenues)	\$ (1,533.18)	\$ 20,739.73	\$ 19,206.55
Fund Balances, December 31, 2005	7,184.09	38,780.20	45,964.29
Fund Balances, December 31, 2006	<u>\$ 5,650.91</u>	<u>\$ 59,519.93</u>	<u>\$ 65,170.84</u>