

PLANTATION ESTATES NEWSLETTER



June, 2002 • Volume No. 28

Plantation Estates Community Association • P. O. Box 683 • Marrero, LA 70073
Web Site: www.plantationestates.org

President's Report

Dear Friends & Neighbors:

In July of 1999, then PECA President, Mr. Jack Owens, introduced to the Plantation Estates homeowners the novel idea of creating an Independent Taxing District. The sole purpose of this Independent Taxing District was to provide additional and flexible security enhancements for our community. Jack, the PECA Board of Directors and a security committee began preliminary work on the concept. At that time, the only other community that had an Independent Taxing District was Stonebridge. With the concept being so new to everyone involved, many unforeseen obstacles developed that caused many delays. Many of the obstacles we encountered have already been discussed at past PECA meetings and in past newsletter articles.

Finally, after a very long effort from many individuals, the initial stages of our planned security enhancement program began in mid-May. We now have a contract in place between PECA and the Taxing District that allows PECA to manage the security enhancements. We also have a security committee comprised of

volunteer residents that will be managing this contract. The security committee members are listed in this newsletter and please feel free to contact them with your suggestions. Also, please feel free to stop the deputies you see patrolling and

*Thank you
for your
continued
support...*

get to know them. Tell them what your concerns are about security. Our intent is to provide an appropriate and additional level of security that will help protect our residents while operating within the constraints of our budget. The newsletter features an additional article with more information on security. Also, on the issue of safety in Plantation Estates is our new dedicated left turn lane into our subdivision from Barataria Blvd onto Oak Alley Blvd. The dedicated turn lane is a much safer operation than the previous U-turn on Barataria Blvd. A special thanks to all those involved in helping to procure the left turn lane.

Our commu-

nity association membership continues to grow. We are now close to a 60% participation level. Thank you for your continued support. The goal of the Association is to serve our community and its residents. We will continue to listen to our residents' concerns and in a timely fashion do our best to address those concerns. Our goals: preserve and protect our property values by continuing to monitor and enforce the restrictive covenants and building restrictions, fostering and promoting the beauty and quality of the subdivision and promoting and managing our security enhancement program for the entire subdivision.

Our next planned residents/membership meeting will be in late September. The meeting will include PECA Vice-President of Security and Board Member elections, PECA bylaws changes, security information and a discussion on restrictions in Plantation Estates.

IMPORTANT NOTICE!!!

1. No overnight parking on the street.
2. It is illegal to park within 15 feet of a stop sign at any time of the day.
3. The speed limit in Plantation Estates is 20 mph. The deputies are keeping a careful eye on this.

Neighborhood News

❖ We finally have additional PECA yard signs available. The PECA yard sign will identify you as a current dues paying PECA member. Please call your district representative if you do not have one.

❖ We are continuing to receive complaints about trees and bushes blocking street signs. Please check your landscaping near these signs. Also, we still have tree limbs hanging over the wall on Barataria Blvd interfering with those who use the sidewalk. Please check your trees. These are Parish rules, not Association rules. These need to be trimmed as soon as possible.

❖ Take pride in your yard and landscaping around your home. Do your part in keeping our neighborhood attractive.

❖ The neighborhood had a rash of car break-ins recently. Be careful about leaving important items in your car if it remains out all night long. When we were made aware of the problem, the Association brought in additional Sheriff Deputy patrols. Residents on Alexis Drive and several communities on the West Bank had similar problems. We also had an individual attempt to steal shrubs and flowers out of our flower bed on Barataria Blvd. He was apprehended and arrested by JPSPD's.

❖ If you see a problem with a street light, call Jefferson Parish Street Lighting to report it. The number is 731-4477 and is available 24 hrs per day. It is an automated system that takes your information, but is very user friendly. I have used it several times recently and the response time is pretty quick. Another important phone number to have is for the Jefferson Parish Street Sign Shop. If you notice any problems with our street signs, please call the sign shop at 736-6530.

❖ Most of you should be aware by now of the proposed Wal-Mart Supercenter at the Belle Promenade Mall site. The clearing away of the old mall continues. If this proposed development takes place, it should spur other retail develop-

ment along with it. All this should finally clean that area up and make the grounds surrounding the site more attractive. The new Chevron gas station on Lapalco Blvd just recently opened up and seems to fit into the area nicely. Also the Times-Picayune recently featured an informative article on the widening of Lapalco Blvd to

three lanes from Barataria Blvd to the Harvey Canal bridge. The project will take approximately one year to complete. We will have to keep a close eye on additional cut thru traffic during the construction project. Please note that

we have been advised that Parlange will be closed for approximately 3 - 4 days at some point in the near future. This will hopefully occur over a weekend, and we will post a magnetic sign at the entrances in advance for your information.

❖ A homeowner information form has been included in this newsletter. Our attempt with this form is to keep our homeowner database current. Keeping the database current allows us to get timely information about the Association or the security program to you quickly and effectively. This information will be kept private and confidential. It will not be released or sold.

❖ We are planning a community association sponsored event this summer at a New Orleans Zephyrs baseball game. (Please see the flyer in this newsletter.) This will be a good opportunity for Plantation Estates residents to enjoy a game at group discounted rates as well as a chance to get better acquainted with your neighbors.



HOSPITALITY COMMITTEE REPORT

by Beth Owens

On Saturday, March 23rd, PECA Hospitality Committee held its annual Easter Egg Hunt for all of the children of Plantation Estates. It was a beautiful sunny day with a chill in the air; perfect weather for the Easter Bunny. The attendance was high this year and we were all waiting for the Easter Bunny to arrive which he did in grand fashion - on back of a Harley Davidson motorcycle! Within minutes of the start of the hunt, all of the 1,400 candy-filled eggs were found along with the two "special eggs." Dylan Black, age 3, of 47 Burleigh Court N. found the special egg for the 0-5 age group and Laken Thibodeaux, age 6, found the other special egg for the 6 - 10 age group. Along with keeping the specially decorated eggs, each winner received a gift card from Toys 'R Us in the amount of ten dollars. After the hunt, the Easter Bunny took pictures and gave hugs to each child who wanted one. Then, he rode off waving good-bye.

I would like to thank everyone who participated in the Easter Egg hunt. I would also like to thank Beth Simon, Beth Martin, Vicki Kane, Eeb Centanni, Ryan Nocito and all of the "little helpers" who came out that morning. A special thanks goes out to the Easter Bunny who told me that he cannot wait to come back again next year.

CITIZENS FOR A CLEAN AND BEAUTIFIED WESTBANK OF JEFFERSON PARISH

Would you like to be a member of the group of Westbank residents that have planted more than 1,000 trees on the Westbank of Jefferson? If so, please call Beth Martin at 347-0424. We meet four times per year and the cost to be a member is \$15.00 annually per individual/ family.

Operation Old Glory!

In cooperation with a nationwide campaign by the Community Association Institute, we are highly encouraging a demonstration of patriotism and pride by promoting the flying of American flags in our subdivision. The first event will be over the July 4th Independence Day celebration. In recognition of the impact that the September 11, 2001 terrorist attacks have had on America, we are also promoting flying your American flag the entire month of September. This initiative is very important. It gives us a positive way to demonstrate our support for the victims of the attacks and our pride in America. Join your neighbors. Do your part to create an atmosphere of unity and pride by participating in Operation Old Glory!

"We identify the flag with almost everything we hold dear on earth. It represents our peace and security, our civil and political liberty, our freedom of religious worship, our family, our friends, our home. We see it in the great multitude of blessings, of rights and privileges that make up our country."

-Calvin Coolidge (30th President of the United States)

NEW TO THE NEIGHBORHOOD?

If you are a new resident of Plantation Estates we would like to welcome you with a packet of information. Please contact Beth Martin at 347-0424 or your district representative if you have not already been contacted.

**CALL 1-888-LITRBUG
To report a Litterbug -
Give the date, location,
time and license plate no.**

SECURITY COMMITTEE REVIEW

OFFICERS, WELCOME TO OUR NEIGHBORHOOD. By now, you've probably noticed police vehicles slowly traversing our subdivision. We've not had a rash of crime, nor are they looking for a criminal who has just wandered into Plantation Estates. After three years of planning, discussing and convincing our fellow residents to tax ourselves, the security enhancement plan has taken effect. As of May 21, 2002, the JPSO details have begun, thanks to the residents of the Plantation Estates Subdivision Special District and the Security Committee. Why did it take so long? That's a tough question to put in one report. Since the proposal's passage, an awful lot of legal and logistical work has been ironed out. The committee originally used Stonebridge as a model, but wanted to avoid potential liability exposure. Our attorneys advised that the Jefferson Parish Council establish an Advisory Board "for the purposes of administering the Plantation Estates Subdivision Special District". Once established, the board began inquiring about procedures to access funds and begin police details. The Parish Attorney informed us that the Advisory Board COULD NOT function in the manner we envisioned and once again sent us to the drawing board. After receiving additional legal advice from our attorneys and the Parish Attorney's Office, PECA entered into a contract with the Parish Council for the services outlined in a "Security Enhancement Contract" which is similar to other special taxing district contracts. On April 30, 2002, the PECA Board ratified the Contract and received approval from the Council on May 8, 2002. PECA was able to receive the first installment of funds (Jan-May) on May 17 and will receive additional monthly installments for the duration of the ten-year contract.

SECURITY COMMITTEE

A volunteer committee, originally under the direction of PECA Vice-President of

Security Joe Angelico, has begun implementation of the plan. Joe is on hiatus pending a relocation of his job and residence and Greg Galle (328-6122) is serving as Chairman of the Security Committee.

Other members of the committee and goals that they are monitoring are: Mary "Pat" Theriot, Insurance; Norman Gautreaux, Identification; and Michael Dauenhauer, Publicity. Committee members strongly encourage the assistance from other resident volunteers. Should you have a security suggestion or comment, notify Greg at the above number or at ggalle@cox.net. Our site, www.plantationestates.org will be updated with pertinent information concerning finances, events, and reports from the committee.

FINANCES

The annual homeowner's fee of \$280 had been collected for the 2002-operating year in December 2001. Funds totaling \$112,560.00 will be distributed in monthly installments of \$9,380 to PECA. The funds are deposited in a special PECA bank account and require two PECA Board signatures for disbursements. Additionally, we are required to provide annual financial statements to the Parish Council. Our first expenditures were for insurance and partial payment of our legal bills. Legal bills (October 2000 to present) total just over of \$18,000, of which, the PECA treasury fronted about \$12,000. The Security Committee is repaying PECA and assuming the remainder of the debt. The insurance necessary to protect the organization and that required by the contract covers General Liability, Non-Profit Management and Organization Liability, and Law Enforcement Professional Coverage. Our cost for this coverage (\$10,259.80), was nearly double our estimate.

With these two items taking larger cuts of the budget and a \$3.00/Jr. JPSO rate increase, we had to conservatively start the police patrols. At the current rate of \$18.00/hour, JPSO details are being implemented on a staggered 60-hour weekly schedule. An 88-hour weekly schedule is anticipated by July or August of this year. As situations dictate, adjustments will be made to beef-up the schedule for holidays and special crime prevention or surveillance. After the legal bills are eliminated, additional funding will be restored to the details.

CRIME PREVENTION

In an emergency, if you need police assistance, CALL 911. If appropriate, the dispatcher will route the nearest unit to assist, including "our" patrol officer. Should you have a security issue, would like the detail deputies to be notified of a special occurrence (resident out of town, stalking/domestic difficulty), or any other concern, notify Greg at 328-6122 or at ggalle@cox.net.

Special signage has been ordered to inform all traffic that enters Plantation Estates that the DISTRICT is being watched by JPSO. **Criminals Beware! (Speeders and runners of STOP signs look out!).** From time to time, we may position a police detail at one of the entrances to "greet" residents and spot visitors. This will show the outside public that we are a community that values our security and wishes to keep the criminal element out. A cell phone for residents to contact the police patrol for non-emergency assistance is being planned.

All PE Residents will be issued PE decals for their vehicles. PECA District Representatives will be assisting us in this effort. Residents are encouraged to place the decals on the rear of their vehicles, either on the bumper or back window, to assist JPSO in quickly identifying our residents.

Previously mentioned plans for a guardhouse have been put on hold due to stipulations in the contract and funding. Calculations will have to be made relative to the value of constructing and maintaining an unmanned guardhouse as opposed to spending those dollars on police patrols. All of these proactive initiatives are intended to ward off crimes from occurring inside Plantation Estates. Crime statistics are available at the JPSO



Christmas 2001 Holiday Decoration Award Winners

M/M Jim Brill	17 Oakley
M/M Ray Bergeron	1 Oakley
M/M Victor Brosette	25 Seven Oaks
M/M Russell Todaro	18 Seven Oaks
M/M Hyman Bartolo, Jr.	12 Darby Court
Mark Bergeron	29 Shadows
M/M Wayne Nocito	35 Nottoway
K. Boudreaux & I. Boudreaux	30 Nottoway
M/M Dale Giroir	24 Nottoway
M/M John Fortunato	17 Gainswood
M/M Bob Jensen	21 Gainswood
M/M George L. Jourdan	19 Briarfield
M/M John Centanni Jr.	68 Oak Alley
M/M Lonnie Rodrigue	55 Oak Alley
M/M Michael Landeche	42 Asphodel
M/M Eric France	32 Rosedown
M/M Victor Cronley	9 Hermitage
M/M Melvin Camet	18 Catalpa
M/M Brian Callegan	46 Burleigh N
M/M Gary M. Corcoran	47 Burleigh N



Garden of the Month

We will be resuming the judging for garden awards on June 2nd. The Garden Awards had been temporarily suspended since three of our four signs had been stolen. We have since replaced the signs with four slightly smaller signs. With the security detail now in place we will resume with the judging. We are in need of additional judges. If

anyone is interested in being a judge please contact Lanny or Patty Richard at 348-0419.

January 2002

M/M Douglas Daigle	3 Oakley	Dist. 7
M/M Paul Glandt	21 Asphodel	Dist. 3
M/M Daniel Dufrene	1 Millwood	Dist. 2

website: www.jpso.com. It is the contracted obligation of PECA to enhance the security of the residents of the Plantation Estates Subdivision Special District. Through these efforts, PE residents will receive an improved quality of living and enhanced property value for their home.

Mold is Becoming A Significant Real Estate Matter

The following excerpts are from an article by Mr. Stuart Lieberman. Mr. Lieberman is an attorney who specializes in environmental law. As we buy and sell homes in the current real estate market, this issue is a hot topic.

Who ever heard of a home not selling because of mold? Or of a mold contingency? Five years ago, no one ever heard of such a thing. But mold is getting more attention and home inspectors need to look for mold on a regular basis, if they are not doing so already.

Most of us laugh at the idea of mold entering into a real estate transaction. But here is the problem: mold litigation is on the rise. More and more lawyers are handling cases relating to mold exposure. And some judgments have been awarded in these cases, suggesting that they may have legal punch.

Mold exists everywhere, all of the time. It usually does not bother anyone. But there are some times that mold can be a problem. Problem # 1: It can be a problem for people who are unusually sensitive to mold. Some people experience respiratory problems when they are exposed and they can become very ill. Problem #2: Black mold. Some molds, for example the black mold that has been around forever but people are now talking about, seems to make people ill. Again, some people seem to be more sensitive than others, but this black mold appears to have a greater propensity to cause problems.

Mold exists everywhere, but it really likes dark, moist areas, such as dirty heating ducts. And a leaking roof that has slowly leaked for a long time can create moisture and encourage mold growth. Combine that, with a particularly sensitive person, and you may have a lawsuit.

As a result, realtors and inspectors need to understand the mold issue. Maybe, mold will have to be disclosed by sellers, especially if a homeowner knows there is an ongoing mold problem that may not be apparent from a basic inspection. When to disclose is a fact specific legal issue, but I believe that mold disclosure will not be uncommon in the near future.

On a related issue, the price tag of insuring homes across the US rose 6 percent in 2001. A combination of the mounting number of major catastrophes, the high cost of home repairs and the emergence of mold claims have all contributed to the increase.

RESTRICTIONS COMMITTEE

On behalf of the Plantation Estates Restrictions Committee it is necessary to address a few existing issues. It is important that we keep moving forward and not going backward as far as our restrictions are concerned. We all need to work together to keep up the property values and appearance of our community.

However, we do have some issues to address. For example, some pets are not kept confined as per our restrictions and Parish ordinances (see flyer.) Hopefully, you will take care of this issue without us involving the SPCA or someone being injured.

Also, let's direct our attention to a few other issues. Boats and commercial vehicles parked on front lawns or unenclosed yards and in driveways are not allowed. Vehicles are not to be parked on vacant lots. Some have received letters and others have been spoken to, of which some have responded and others not. Please act in good faith and help us solve this problem.

Feel free to contact myself or any member of the Association with questions.

Faye Fortmayer
Vice President, Restrictions

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MEMBERSHIP UPDATE

Slowly but surely, our membership has increased since the dues renewal period in October. Since our last newsletter, we have signed up several new members. Current membership is at 241, nearly 57%. We appreciate your support! Remember, our goal is always 100% participation. We also have homeowners who were previous members who have not paid for this year. Please reconsider! New membership signs are in and our district reps are making sure every paid member has one. Dues for membership are **\$60.00** per year per household, billed and payable each October. New members joining mid-year are charged a pro-rated amount of \$5.00 per month in order to pay them in full until the next October billing. Remember that it is never too late to join! If you have any questions concerning your membership or would like membership information call Latricia Jackson (347-4934) or your district representative.

CHILD CARE SERVICES AVAILABLE

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

Lesley Lukinovich - 348-0583
Autumn Carter - 347-5347

If you are under 21 and would like your name listed for this or any other service within Plantation Estates please contact Mary Jahde at **348-3056**.

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

JIM BRILLI, President
348-2714

BETH MARTIN, General Vice President
347-0424

FAYE FORTMAYER, Vice President, Restrictions
347-3613

JOE ANGELICO, Vice President, Security

RHONDA BOUDREAUX, Treasurer
340-4789

JUDY GLANCEY, Secretary
347-9207

COMMITTEE CHAIRPERSONS

SECURITY

Greg Galle 328-6122
ggalle@cox.net

BEAUTIFICATION

Lanny Richard 348-0419

HOSPITALITY

Beth Owens 348-7066

MEMBERSHIP

Latricia Jackson 347-4934

NEWSLETTER

Mary Jahde 348-3056

ARCHITECTURAL REVIEW BOARD

Jack Owens 348-7066

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340-5867

DISTRICT 4

VACANT

DISTRICT 2

MARK ZIMMER
347-4118

DISTRICT 5

MERLIN JACKSON
347-4934

DISTRICT 3

MIKE CORTEZ
340-4027

DISTRICT 6

DREW LUKINOVICH
348-0583

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348-3570

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347-3581

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341-4844

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CHARLES GIARDINA
347-9897

AT LARGE #4

HYMAN BARTOLO
347-5543

**If you have not already done so,
please complete the following form and
return it to your district representative or mail to:**

PECA, P. O. Box 683, Marrero, LA 70072-5084

**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.: _____

***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.