



# Bluebonnet Highlands HOA

BBH HOA Newsletter

2014

## Bluebonnet Highlands HOA News

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### Are you on the BBH e-mail list?

To join, go to the HOA website:

[www.bluebonnethighlands.org](http://www.bluebonnethighlands.org)

Submit your e-mail address under "Join Our Email List" on the right panel.

The mass e-mails will keep you up-to-date on all BBH news!



## Message from the HOA President

Dear Neighbors,

A lot of new and exciting things are happening at Bluebonnet Highlands! Since the last newsletter, a new council has been elected. Welcome to Rick Bergeron, Caroline Bond, Choretta Burns, and Jane St. Amant. If you have any questions or concerns for the council, email us at [bbhcouncil@hotmail.com](mailto:bbhcouncil@hotmail.com).

Our major project this year will be to begin the replacement of the fence along Bluebonnet Boulevard. Thanks to prior councils having the foresight to put aside savings, we should be able to replace two-thirds of the fence before the end of this year and the final third sometime next spring or summer, **all without going into debt!** We will be voting on a final design and presenting a working timeline of the replacement at our next monthly meeting on Tuesday, July 29, 2014, when a representative of the fencing company should be available. **If part of your yard is enclosed by this fence, we strongly encourage you to attend.** Everyone, however, is invited.

Weekly emails are now sent to bring you upcoming news and notes of interest in a more

compact manner. Kate, our Bluebonnet Highlands Representative, has been including a weekly survey in the emails. For those who answer, your input is greatly appreciated. To sign up, please visit <http://www.bluebonnethighlands.org/> and look under "Important Links" on the right side of the page.

The weekly emails, and the website, will also let you know about fun events and meetings that the Council is planning. This year, we have already hosted an Easter Egg Hunt, Pool Opening Party, and Home Improvement Day. Monthly meeting dates are also posted online and in the emails. If you want to participate more in the HOA, or just find out what is happening in your neighborhood, we invite you to attend the monthly meetings.

Finally, thank you to all who participate in our events. Your dues help maintain a great neighborhood with many amenities and events to offer residents of all ages. For those of you who have never attended a meeting, or who may not have made it to an event, we encourage you to come out, meet your neighbors, and help keep Bluebonnet Highlands a great place to live.

## Safety in BBH

The BBH HOA strives to keep BBH safe for all residents. The HOA currently provides 60 hours per month of off duty sheriff patrols and security cameras at the Recreational Facility.

Please remember to do

your part! Do not engage with solicitors that enter BBH; get to know your neighbors and their vehicles; report all suspicious or out of the ordinary activity to the Sheriff's Office at 225.389.5000; do not park on the streets.

Please remember to use the BBH Safety e-mail address: [bbhsafe@hotmail.com](mailto:bbhsafe@hotmail.com) to alert the Sheriffs that patrol BBH to any concerns you have or dates that you will be out of town.

### BBH is on Facebook!



Did you know that BBH is on Facebook?

Be sure to drop by [www.facebook.com/BluebonnetHighlands](http://www.facebook.com/BluebonnetHighlands) to like the page!

It's an easy and convenient way to keep up with BBH news, connect with neighbors, and communicate with the Council.



**Bluebonnet Highlands**

214 likes · 4 talking about this · 376 were here



Homeowners can post to the page to spread the news about upcoming garage sales, instantly alert neighbors to lost and found pets, and much more!

Don't let this resource go unused! Be sure to visit the Bluebonnet Highlands Facebook page and like it today!

[www.facebook.com/BluebonnetHighlands](http://www.facebook.com/BluebonnetHighlands)

Did you know that the BBH Clubhouse is available to rent for your next party or event?

Contact Kate at [bbhrep@hotmail.com](mailto:bbhrep@hotmail.com) for more information!

Looking for a baby-sitter? How about a pet-sitter?

Check out the BBH Nanny, Baby-sitter, Pet-Sitter list on the HOA website!

### Tips For Approaching a Neighbor

It is never easy or comfortable to approach your neighbor about an issue. But whether you are the best of friends, or practically strangers, here are some tips that might help.

First, if you are upset or angry about a situation like loud music, or a barking dog, allow yourself some time to cool off. Never approach your neighbor in 'the heat of the moment.'

Second, try to give your neighbor the benefit of the doubt. They may have a

perfectly good reason for their actions.

Finally, your body language is key to setting a positive tone. Smile, speak in a calm respectful tone and be honest about your concerns.

These simple steps can help to change an uncomfortable situation into a new friendship.

If you have any questions or need assistance in dealing with a neighborhood violation, please contact the BBH

HOA Administrator, Melissa, at [bbhadm@gmail.com](mailto:bbhadm@gmail.com) or 225.916.7260.

If you are contacted by the HOA regarding a violation, please remember that our Deed Restrictions are in place to keep property values high in BBH.

The BBH Deed Restrictions can be found at [www.bluebonnethighlands.org](http://www.bluebonnethighlands.org) - hover over "Archives" at the top of the page and click on "Documents and Deed Restrictions."

**Don't forget to sign up for the BBH e-mail list!**

**Go to the HOA website [www.bluebonnethighlands.org](http://www.bluebonnethighlands.org) and use the "Join Out E-mail List" box.**

**You can enter as many e-mail addresses as you like!**

## Pets in BBH

Many of our homeowners have pets, including dogs and cats. Unfortunately, the HOA receives several pet complaints each year. For the safety of your pets and courtesy to your neighbors, please remember to follow local ordinances regarding pets.

The City of Baton Rouge has a leash law. All dogs are required to be confined to a home, a fenced yard or restrained on a leash with a maximum length of 6 feet.

**Cats are not required to be leashed, but are required to be confined to the owner's home or property and should not be allowed to roam at large.**

Pet owners are also required, by the same ordinances, to clean up after their pet at all times. Do not allow your pet to defecate on another homeowner's lawn. This can be done easily by carrying an old shopping bag with you on walks. Please do not throw the used bags away in the trash cans of neighbors - they may not want that kind of waste in their cans.

Lastly, if you have a dog, please be a good neighbor and do what you can to control dog barking. Excessive barking can become a nuisance to other homeowners. (For more info, see the City of Baton Rouge Code of Ordinances, Title 14, Chapter 2, Part 1.)

**Please put tags on your pets.** If your pet gets away from you, having tags with an updated contact phone number is extremely helpful.

If you find a lost pet, or if you lose a pet, send an email to Kate ([bbhrep@hotmail.com](mailto:bbhrep@hotmail.com)) and the HOA will be happy to send an email notifying all our homeowners on the e-mail list. Please include a picture if you can.

**Did you know that a BBH Welcome Packet was created during the summer of 2011?**

**Since then, packets have been delivered to all new homeowners in BBH.**

**The packet can be viewed by all homeowners online on the right panel of the HOA home page.**

## Recreational Facility Reminders

Please remember that the Recreational Facility is a shared space and neighbors need to be courteous of one another.

Be respectful of homeowners in and adjacent to the recreation area and please do not conduct disruptive activities at inappropriate hours.

Lewd music and behavior not appropriate to a family environment is prohibited.

Please accompany children that require assistance in the restrooms, throw garbage in trash cans, and report any trespassers to the Sheriff's Office at 225.389.5000.

The Recreational Facility is a non-smoking area.

**Thank you for your cooperation in keeping this a healthy and family-friendly space that we all can enjoy!**

Has your child been struggling with Common Core State Standards? Do you want to give your child a head start on CCSS next year?

**YOU NEED A PROFESSIONAL TUTOR**

I will work with your child to get them on grade level if they struggled with the new standards. If your child is already on level, I will give them a head start for next year.

I am a 1<sup>st</sup> through 6<sup>th</sup> grade certified teacher with 8 years of experience. I have worked as a mentor teacher for 3 years and am currently a master teacher. I have flexible hours and access to many CCSS resources.

References available upon request.

Please email me for more information:

[alaynadalier@ipsb.net](mailto:alaynadalier@ipsb.net)

# JTM Lawncare

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Owner

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10608 Hillwood Ave.      Mobile: (225) 235-5357  
Baton Rouge, La      Email: [jtmlawncare@att.net](mailto:jtmlawncare@att.net)

## Gate Cards

Many homeowners like to enjoy the amenities offered in the BBH Recreational Facility - pool, playground, tennis court, basketball court, and athletic field.

In order to access this area, you need to have a BBH gate card. These cards allow you access to the Recreational Facility and the bathrooms in the clubhouse daily from 8am-8pm.

Homeowners can purchase a gate card for \$20 each (one time fee) by completing the Gate Card Request Form found on the HOA website - [www.bluebonnethighlands.org](http://www.bluebonnethighlands.org) - under "Official Forms"

You can also contact Kate at [bbhrep@hotmail.com](mailto:bbhrep@hotmail.com) or 225.678.1505 with any questions or gate card issues.

## Yard Reminder

Bluebonnet Highlands is an attractive and comfortable place to live.

All of us enjoy the appeal and pleasant surroundings that are a significant benefit to our community.

In order to maintain the quality of living in BBH, homeowners are asked to keep their yards neat all year.

The BBH Administrator does weekly drive-through checks of yards and notices are issued to homes in violation.

The HOA appreciates the time and effort that homeowners dedicate to the upkeep of their property.

Yard maintenance is a positive activity that benefits all in BBH!

To report a yard or lot that is not properly maintained, contact Melissa at [bbhadm@gmail.com](mailto:bbhadm@gmail.com) or 225.916.7260

The BBH Pool does not open and close on pre-set dates.

Opening and closing are determined by the weather and safe swimming temperatures.

As the summer ends and kids go back to school, please note that the pool will not close until the weather cools.

Notice will be given on the HOA website, BBH Facebook page, and via e-mail of the pool closing later this Fall.

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**FREE**  
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Best Results  
Weekly | Every  
2 Weeks

**Fees**



	Best Results Weekly	Every 2 Weeks
<b>SMALL LOTS</b> UP TO 6,000 SQUARE FEET	<b>\$23</b>	\$28
<b>AVERAGE LOTS</b> 6,000 TO 12,000 SQUARE FEET	<b>\$28</b>	\$34
<b>LARGE LOTS</b> 12,000 TO 16,000 SQUARE FEET	<b>\$34</b>	\$38

TREE PRUNING | TREE REMOVAL | STUMP GRINDING



**RYAN'S** *tree service*  
*and stump grinding*

Start spring on the right foot with quality tree care!

Now is a great time to remove any damage that winter may have caused to your trees, such as dead limbs and palm fronds. Early spring is also a great time to perform maintenance pruning on all trees - just before the year's new growth starts.

LICENSED & INSURED | FREE ESTIMATES

**225.205.5779**

RyansTreeServiceBR@gmail.com

RyansTreeServiceBR.com

Please 'Like us' on Facebook

Ryan's Tree Service, LLC a neighborhood owned business

Ryan Skavron, Licensed Arborist

**Tip from a Licensed Arborist:** Lawn equipment, such as mowers and weed eaters, can cause irreversible damage to a tree when used around its base and its roots. Parked cars or even frequent foot traffic can cause some of the same kind of damage to your trees.

It's easy and affordable to protect what you've got by laying a fresh 2-3" layer of quality, natural mulch around the root zone of your trees every year. Consult your local horticulture professional to find out what's best for you and your trees!

You are cordially invited to participate in Bluebonnet Highland's 2<sup>nd</sup> Annual...

## NEIGHBORHOOD GARAGE SALE

SUPPORTING ST. JUDE CHILDREN'S RESEARCH HOSPITAL

### WHAT IT IS:

- A day of garage sales throughout the neighborhood on **SATURDAY, AUGUST 23<sup>rd</sup>**
- A fundraiser to help support St. Jude Children's Research Hospital ([stjude.org](http://stjude.org))

### HOW TO PARTICIPATE:

- Please contact the organizer, Tammy Pearl (Springlake resident), at [tammy.pearl@gmail.com](mailto:tammy.pearl@gmail.com)
- Hold a garage sale at your home and donate a portion (5-100%) of your proceeds to St. Jude

### EACH PARTICIPANT WILL RECEIVE:

- Yard Sign to show that your garage sale is a St. Jude Fundraiser participating partner
- Balloons on the morning of the garage sale
- St. Jude Donation Jar to display on the day of your garage sale
- Maps directing customers to all of the St. Jude garage sale participants in BBH

**DEADLINE TO PARTICIPATE: FRIDAY, AUGUST 1<sup>ST</sup>**

Questions about  
HOA dues?

Wondering what  
your lot's balance  
is?

Want information  
on how dues can  
be paid?

Contact the BBH  
Accountant, Daniel  
at  
[bbhbilling@yahoo.com](mailto:bbhbilling@yahoo.com)

## Our New Neighbors

As of press time, this is the information that the HOA has been given regarding our new neighbors - Walmart and Race Trac. Walmart has purchased and developed 80 acres zoned C2 - major commercial. 60 acres remain for sale and are zoned commercial - including the wooded area closest to BBH. We have been told that it will likely be developed into condos or another multi-family dwelling, not major commercial.

Race Trac has not been given final approval to begin construction. They own the land at the corner of Bluebonnet and Burbank, but are not immediately adjacent to BBH property. The HOA plans to request from the Parish Council that Race Trac be required to install a natural buffer at their rear, to block view of the establishment from BBH. A lake has already been dug, which is the beginning of a natural buffer, filed under Unified Development Code. Questions? Contact Melissa at [bbhadm@gmail.com](mailto:bbhadm@gmail.com) for assistance.

**Did you know that BBH offers several opportunities to advertise to your neighbors?**

**Be sure to check out the "BBH Business Broadcast" link on the HOA website [www.bluebonnethighlands.org](http://www.bluebonnethighlands.org) for more information and pricing.**

**Nannies, Baby-sitters, and Pet-sitters can be listed for free on the HOA website! Contact Kate at [bbhrep@hotmail.com](mailto:bbhrep@hotmail.com) for more information.**

# Bluebonnet Highlands HOA Contact Information:

## General Inquiries/Clubhouse Rentals/Gate Cards:

Kate  
bbhrep@hotmail.com  
225.678.1505

## Deed Restrictions and Violations:

Melissa  
bbhadm@gmail.com  
225.916.7260

## Billing Inquiries:

Daniel  
bbhbilling@yahoo.com

## BBH Council:

bbhcouncil@hotmail.com



## Mail to BBH:

P.O. Box 82986  
Baton Rouge, LA 70884

OR

Deposit in the BBH Dropbox on the front of  
the clubhouse, to the RIGHT of the front door

## Physical Address of the BBH Clubhouse:

10557 S. Bluebonnet Blvd.  
Baton Rouge, LA 70810

Don't forget to visit the HOA  
website!

[www.bluebonnethighlands.org](http://www.bluebonnethighlands.org)



Be sure to visit the BBH HOA website! It has easy to access information regarding the HOA - including forms, contacts, documents, and (brand new!) a calendar showing the dates that the clubhouse is available for rent!

Be sure to check it out!!

Use the links to sign up for the e-mail list and online community forum while you are there!

[www.blueboonethighlands.org](http://www.blueboonethighlands.org)



**RYAN'S** tree service  
and stump grinding

Proudly supports this Bluebonnet Highlands newsletter

See our AD on page 6