



## Seeking Volunteers for This Year's Clubhouse Committee

If you would be interested in serving on the Clubhouse Committee, please call

Becky at 819-1801 or send email to [newsletter@bluebonnethighlands.org](mailto:newsletter@bluebonnethighlands.org).

## Pool Opening April 24

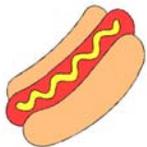
Summer is just around the corner and that means Fun in the Sun! Unless there are any unforeseen problems, the opening date for the pool is set for April 24<sup>th</sup>.



Please remember the rules:

- Hours are 8am-8pm. Extended hours for exercise only (laps in pool or tennis) are 6am-8pm.
- No one under the age of 18 is allowed in the pool area without an adult
- No glass containers are allowed
- No alcohol is allowed
- Only 2 guests allowed per household

## Food Folks and Fun



The 4th annual Hotdogs and Hospitality is coming in May. If you wish to donate items to help defray the cost of expense for this event, your donations are greatly appreciated. If you wish to donate or volunteer for set-up, please contact Kim Walker at 757-9227 or Becky Allemand at 819-1801.

**Help Wanted:** Are you a nanny? Do you baby-sit? Do you know of a good maid service? These are the types of things that residents are seeking.

**Reminder:** The newsletter sign will be used when newsletter is on line but not until construction on the boulevard is complete. Remember that not all newsletters are printed out.

## Bluebonnet Extension

*Fred Raiford III, Director of Baton Rouge Public Works*

The Bluebonnet Extension Project is going very well, even with the rain we have had over the past month. The contractor is still laying storm drain pipe within the subdivision. This should be completed within the next 2-3 weeks. Once that work is complete, we will move traffic off of the concrete section onto the temporary asphalt road to prepare the new road base. We will be moving traffic periodically when the new roadway has met the standards. Currently it looks like the end of July for completion, depending on weather conditions.



## Keep Bluebonnet Highlands Beautiful

It is something we hear over and over and yet we still don't practice. Cooking oil and crawfish in a sewer drain is an unsightly mess but it could also clog the much needed drainage in our neighborhood. Flying tarpaper from construction sights is a nuisance and an eyesore. Several instances of contractor littering were reported to Clark Taylor's office. We want our neighborhood to be a nice place to live, a place we can be proud of. Don't let these types of negligence go by without saying something about it. It will take all of us!

## A-1 Green Lawn Care, Inc.

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Ray Guidroz  
2458 Day Drive  
Baker, Louisiana 70714  
225.963.2854  
225.774.6882

## Sodium in your Diet

Sodium is essential for proper body function and in healthy people helps maintain blood pressure, nerve function, normal muscle impulses and the correct balance of water and minerals in the body. However most people consume far more sodium than they need. Too much sodium may contribute to high blood pressure, fluid retention and heart problems.

The typical US diet contains about 4000 mg of sodium per day, far above the recommended intake of 2400 mg (about 1 teaspoon of salt). New studies by the National Heart, Lung, and Blood Institute are now recommending a dietary sodium intake of only 1500mg per day.

Where does the sodium come from? About 75% of daily intake comes from prepared foods which use sodium as a preservative and to improve taste. High sodium foods include soups, pasta mixtures, fries, chicken mixtures, rice or grain mixtures and pizza. Frozen dinners, processed meats, canned soups and vegetables, salted nuts, chips and other snacks often have high sodium levels. Learn to read labels and check the ingredient list for words such as salt, brine, broth, cured, corned, pickled and smoked. They all indicate a presence of sodium. Restaurant and fast foods also have high sodium content, a single Big Bacon Classic at Wendy's contains 1510 mg. of sodium - higher than the suggested daily total.

## Suggestions to reduce sodium:

- Choose fresh, frozen or canned food items without added salts.
- Select unsalted nuts or seeds, dried beans, peas and lentils.
- Limit the amount of salty snacks you eat, like chips and pretzels.
- Avoid adding salt and canned vegetables to homemade dishes.
- Select unsalted, fat-free broths, bouillons or soups.
- Select fat-free or low-fat milk, low-sodium, low-fat cheeses and low-fat yogurt.
- Specify what you want and how you want it prepared when dining out. Ask for your dish to be prepared without salt. Many fast food restaurants have nutritional and sodium contents posted for their menu items.
- Use spices and herbs, wines and vinegars to enhance the taste of your food.

## Finding low sodium foods in Baton Rouge

- Calandro's has no-salt chips, as well as a selection of no-salt and low-salt canned items.
- Albertson's carries Pepperidge Farms "Light Style" breads with only 45mg per slice, lower sodium bacon, and some low salt broths and cake mixes in the health food section.
- Winn Dixie has salt free popcorn as well as canned items. Also check the local health food stores for no salt baking power, baking sodas and grocery items.
- You can also visit the following web sites for more information and recipes:  
<http://www.hearthealthy.com>  
<http://www.megaheart.com>  
<http://www.LowSodiumCooking.com>

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## Praline Chocolate Cake

- 1 cup packed brown sugar
- ½ cup butter or margarine
- ¼ cup whipping (heavy) cream
- 12 oz package chopped pecans
- 8 oz package chocolate chips (mini's work well)
- 1 tsp instant coffee added to
- 1 package Super Moist Devils Food or Chocolate Fudge cake mix

In a small sauce pan melt the butter and brown sugar. When mixture begins to bubble, add the cream and stir. Spray two baking pans liberally, bottom and sides, with Pam or other cooking spray. Pour sugar mixture evenly into pans. Sprinkle with pecans, then the chocolate chips. Prepare cake mix according to package directions. Pour over the pecans and chips and bake as directed. Cook in pan for 1-2 minutes and carefully invert onto serving tray. Enjoy!

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## Newsletter Staff

**Joni DeVilbiss**  
**Kim Walker**

**Becky Allemand**  
**Jay Stogner**

**Address:** C/O Kim Walker  
10406 Springdale Avenue  
Baton Rouge, La 70810 (225) 757-9227  
**Email:** [webmaster@bluebonnethighlands.org](mailto:webmaster@bluebonnethighlands.org)  
**Website:** <http://www.bluebonnethighlands.org>



## Clubhouse Committee

Special thanks to those who have volunteered to serve on this year's clubhouse committee. Additional clubhouse members are still needed. If you think you would like to be on this committee please call Becky at 819-1801.

Members include: Becky Allemand, Kim Mansur, Melissa Dotson, Ed Legenski, Yvonne Kemp, Kim Walker and Dianna Vantimmeren.

## The Pool Will Open on April 24

### Pool rules:

- **Pool hours 8am-8pm**
- **No glass containers**
- **No Alcohol**
- **No jumping fences**
- **No one under the age of 18 is allowed in the pool without an adult**



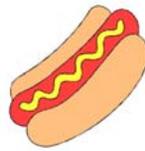
Please do not allow anyone to use your card to enter the gate.

## Pond Update

Gina of Ponds & More says that they have been adding chemicals to the lake to kill the water hyacinths. It takes time to work, but we should be seeing some improvement soon. Once the hyacinths are gone, the fountains will be reinstalled and we will be on a maintenance schedule. The lake will be monitored so the problem will not get so out of hand again.

Some homeowners on the lake are throwing grass clippings into to water. As the clippings decompose they burn off the oxygen and harm the lake. Please refrain from doing this.

The road construction company has been contacted and they have agreed to stop pumping water into the lake. This water was not only diluting the chemicals, we had no way of knowing what might be in the water that they were pumping.



## Food Folks and Fun

Start getting ready. The 4th Annual Hotdogs & Hospitality at the Clubhouse is just around the corner.

Come out and meet your neighbors, whether it be chatting in the clubhouse or having fun in the sun. Don't have kids, no problem, just come out and join us for a super "block party."

In preparation for this event, we want to get an early start. Please let us know if you plan on attending by calling Becky 819-1801 or email at [rebee52@cox.net](mailto:rebee52@cox.net).

If you would like to donate for this event please select an item to donate from the menu which includes: soda, hot dogs, chili, chips, etc. Cash donations are also welcomed in order to provide a space walk for that day as well. Please note that any donation would be greatly appreciated and this gathering will only be open to Bluebonnet Highland residents.

**When:** Saturday, May 22, 2004

**Where:** The Clubhouse on Bluebonnet

**Time:** 12:00 noon until 4:00 pm

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Website: <http://www.bluebonnethighlands.org>

## Dear Residents

*Kim Walker*

I hope all of you are ready for what will be a wonderful, yet warm, summer! We are all so fortunate to live in such a beautiful and desirable neighborhood. I encourage each of you to get out and enjoy the neighborhood and meet your neighbors in the process. I look forward to seeing many new residents and "Veteran" residents volunteering in and around the neighborhood.

## Lake Update

*Jay Stogner*

On May 19, 2004, a group of concerned neighbors met with Mark and Gina from "Ponds & More" for information on the status of the lake. Mark said the process to eradicate the water hyacinths was slowed due to recent rains and concerns for a fish kill. While on the lake he discovered a problem with the water control structures, which allow for the flow of water between the lakes. This has been reported to the Home Owner Association for follow up. Mark also reported on the infestation of Nutria in the lake, they are damaging the shoreline. Debbie from the HOA said, "The problem has been around for years and has been a topic at past homeowner's meetings. Pest control companies are concerned over liability and when Wildlife and Fisheries were contacted and they suggested a hunt." She also said that "Homeowners were going to put together an organized hunt – but never did." Regarding reinstallation of the lake fountains, Debbie said "The fountains are with the contractor and we are waiting for the plant problem to be taken care of."

Mark also mentioned that there were a few lakeside homeowners who were dumping lawn and yard clipping into the lake. Please stop, as decaying material is bad for the lake.

## Newcomers Club

If you have moved into Baton Rouge within the last year you may want to check out the Newcomers Club. This women's group has an active calendar of events including sports, arts and crafts, lunches, lectures and other activities. It's a great way to make new friends. For information and recent newsletter call 757-9904 or see website at <http://www.batonrougenewcomers.org>.



## Pool Committee

*Becky Allemand-Pool Committee Chairperson*

Monday	Closed - Pool Maintenance
Tuesday	Melissa Dotson
Wednesday	Ed Legenski
Thursday	Becky Allemand
Friday	Yvonne Kemp
Saturday	Becky Allemand
Sunday	Kim Mansur
Alternate	Kim Walker
Alternate	Dianna Vantimmeren

The pool committee is made up of just a few residents. They give up their time to keep the pool area clean and bathrooms functional. A volunteer visits the grounds 7 days a week to help maintain these conditions for all residents. During the last month, beer bottles, cans, empty water bottles, hair clips, a butter knife and scattered popped balloons have been found next to the pool. Toilets and urinals have been left un-flushed and clogged. Pool filters can not handle the balloons and the hair clips are causing discoloration on the bottom of the pool. I ask your help in setting examples in front of your children by picking up after yourself. Teach them to respect their property and the property of others. Trash canisters are available on site for placing anything you do not want to take home.

Life rings are being used as playful floatation devices. These are for emergency use only and are not to be used for any other purpose.

Children are not allowed in the pool area without adult supervision. Please ask any child to leave the premises if they are not with an adult (17yrs. or older). Call the police if you see someone trespassing. No one is allowed to climb the fence.

The pool is closed every Monday for maintenance and chemical treatment. Once again, let your children know there is a reason for the pool to be closed. These chemicals can be very harmful.

This is your pool-take care of it.

## Pool rules

- **Pool hours 8am-8pm**
- **Closed Mondays**
- **No glass containers**
- **No alcohol**
- **No jumping fences**
- **No one under the age of 18 is allowed in the pool without an adult**



## Volunteers – not HOA

Many residents mistakenly believe that Kim Walker, Becky Allemand, Joni DeVilbiss and Jay Stogner are part of the Homeowner's Association (HOA) Staff. They are all certainly members of the Association because they are residents of Bluebonnet Highlands; however, they are not paid employees of the Association and cannot make any decisions that would materially affect the HOA. They volunteer their time and efforts to make sure you are aware of any issues that affect your quality of life within the neighborhood. They :

- work to make you aware of illegal activity such as burglaries, etc.
- answer questions via email and/or telephone calls.
- are responsible for establishing the clubhouse committee.
- are responsible for the newsletter

They do all of this because they care about our great neighborhood. Their volunteer efforts will continue; however, the neighborhood and the HOA is always in need of volunteers.

## Do you know your HOA?

The Homeowner's Association collects dues and ensures services are performed in terms of upkeep in the neighborhood. Dues are due annually in January, but can be paid semi-annually in January and June. The yearly fee is \$204.00 and is used for a variety of services, including, but not limited to, liability insurance and maintenance of public area lawns, clubhouse, pool, lakes, etc.

Although many residents pay their HOA fees, the list of residents who do not pay their dues is growing. The monies collected are used to keep your neighborhood beautiful.

## Who is in control of our HOA?

Bluebonnet Highlands is still under the control of the developer, Mr. Clark Taylor. There are an estimated 325 additional homes to be built and until that time, Mr. Taylor will remain in control of the HOA. That means he is the president of the HOA and all official business regarding the HOA should be directed to him, through his authorized representative, Mrs. Debbie DeJean. She can be reached at 225-292-2020.

## What can you do?

Get involved! The annual Homeowner's Meeting is usually held in late August and it is your opportunity to have your voice heard, so please make every effort to attend.

## Yards of the Month

### Fairhill

Todd & Lori Mann  
10536 Hillmont



### Springlake

David Johnson & Jonathan Wiggins  
10331 Hillmont

## Yard of the Month Challenge

Want to be the jewel of the neighborhood? Want to adorn your lawn with the coveted crown of "Yard of the Month"? To do so, just push up your sleeves and get to work! The Yard of the Month contest will resume in February. Want to win? The rules are simple.

- Neighbors nominate the residence with the best overall yard appeal in terms of maintenance/upkeep of the lawn, flower beds, etc.
- The residence with the most nominations from other neighbors will be able to proudly display the Yard of the Month sign for the entire month.
- A different residence will be selected each month – no one residence can win more than once in an entire year.
- Log onto <http://www.bluebonnethighlands.org> to cast your nomination.
- The deadline to cast your selection is the 20<sup>th</sup> of each month.

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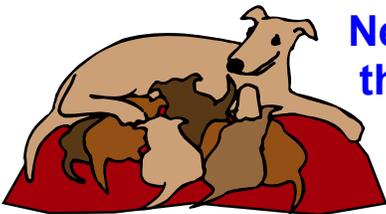
Email: [webmaster@bluebonnethighlands.org](mailto:webmaster@bluebonnethighlands.org)

Website: <http://www.bluebonnethighlands.org>



## Know Your Neighbor

LSU fans can't help but notice all the huge machinery and pile drivers outside Tiger Stadium. The construction is the beginning of the project to replace the west upper deck. The project manager, Ralph Stogner, hired by the Tiger Athletic Foundation (TAF) to oversee the stadium project is a Fairhill resident. Stogner, a graduate from Georgia Tech with experience in design, construction and real estate development, was the Corporate Director of Projects for the Ritz Carlton Hotel Co. and had also worked on 11 other stadium projects, including Rich Stadium for the Buffalo Bill's, and stadiums for the Universities of Iowa State, Kentucky and South Carolina. It was during the time that Stogner was developing The Ritz Carlton Hotel in New Orleans that he met a TAF member who later recommended him for the job. The stadium is just one of his projects. He will also oversee the development of the new habitat for Mike the Tiger.



## New Additions to the Family

Peggy Cross Stevens, proud owner of Ms. Dixie, would like to announce that Dixie has had her puppies! Four precious puppies were born on June 15. Dixie resides at 10353 Springdale Avenue in the corner house by the mailboxes. There is no doubt that Dixie has told (barked to) all the other dogs in the neighborhood.

All those who know and love Dixie have asked about her puppies, and several have shown interest in having one. She and her husband Knox are beautiful AKC registered Golden Retrievers. Many of you know how smart she is, as she has trained people in the neighborhood to play ball with her over her fence. She will be recuperating and taking care of her puppies, so you will not see her for a few weeks, but you may go view the puppies when their family is home in the evenings.

## Meet and Mingle



For Fairhill and Springlake residents. Several people have asked for a daytime social function - so lets start with coffee! We'll meet at CC's Coffee (Perkins and Bluebonnet) Thursday July 15th 10AM. Come on out and meet your neighbors!

Please RSVP to <mailto:FairhillFun@cox.net> or call Jay at 767-3772.

## Resident Endeavor



Not selling anything, just recycling. Becky Allemand, resident of Fairhill, would like to have your virgin (not refills) Hewlett-Packard or Lexmark ink Jet Cartridges. If you normally throw them away, this is your chance to recycle and to help out a good cause.

You just put them in an envelope and drop them in the mail. They do not come back to you and postage is not required. In return for the cartridges, the recycling company donates money to non-profit organizations. The Louisiana PTA is Becky's organization of choice.

Call Becky 819-1801 or send email to her at [Rebee52@cox.net](mailto:Rebee52@cox.net) if you are interested and she'll get the envelopes to you. If you know of anyone else with a printer who would like to participate, just get their permission and she'll mail the envelopes to them as well.

## Yards of the Month

### Fairhill

Carl & Brenda Spikes  
10642 Hillglen

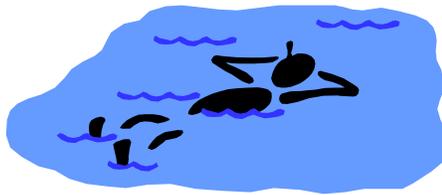
### Springlake

Bradley and Holly Hargrove  
1802 Springtime



## Pool Committee

Becky Allemand



The HOA has purchased 2 new "Pool Closed on Monday" signs because the last set was stolen. The pool is closed on Monday's for cleaning and adding of chemicals.

The HOA has notified the pool cleaning company of their concern with the black spot algae and the problem is being resolved at this time.

Beer bottles, balloons and trash are still found in the pool area. Glass bottles and beer are NEVER ALLOWED. Balloons are clogging the filter and preventing water circulation, which ads the growth of black spot algae. PLEASE PICK UP YOUR TRASH.

New signs have been posted to flush toilets and to turn off lights when leaving the building.

Special thanks to all those residents who follow the rules!



## Attention Resident Law Enforcement Officers

If you are a resident of Bluebonnet Highlands and are employed in the law enforcement arena, we need your help. Everyday, our Clubhouse is visited by trespassers from other neighborhoods. Trespassing has been a problem for the past 2 summers. If you could help by patrolling the area on your way in and out of the neighborhood, it would be greatly appreciated. For more information, contact Kim Walker at 757-9227 or Becky Allemand at 819-1801.

## Correction

Last month's pond update should have read that the HOA was responsible for contacting the new pond company and that a volunteer was responsible for getting the news out for the meeting on the lakes.

## Newsletter Staff

Becky Allemand

Jay Stogner

Joni DeVilbiss

Kim Walker

Email: [webmaster@bluebonnethighlands.org](mailto:webmaster@bluebonnethighlands.org)

Website: <http://www.bluebonnethighlands.org>

## Pond Update

Mark has been out in his pirogue pulling and spraying the water hyacinths. He was working on the far side of the lake on the 23rd & 24th. Some progress can be seen but it's a slow process and all the rain has not helped.

The problem with the water control structure has been reported to the HOA.



- To all the kind residents who slow down for the Fairhill Ducks!
- To Mark for donating his Sunday afternoons to work on our ponds
- To Mr. Gilbert who has been graciously keeping the restroom facilities clean as well as sweeping the back area of the clubhouse on Mondays. You are truly keeping Bluebonnet Highlands clean!

## Reminder from the HOA

If you chose to pay your Homeowner's Dues in two installments, the second installment is now due. Send your payment to:

BBH Homeowner's Association

10124 Jefferson Hwy.

Baton Rouge, LA 70809

A real estate advertisement for Andie Triche, Realtor. The background is a collage of images: a cheerleader in a white and blue outfit on the left, and a woman in a yellow jacket on the right. The text is overlaid on the images. At the top, it says "TWO BITS... FOUR BITS... SIX BITS... A DOLLAR! BUYING OR SELLING... GIVE ANDIE A DOLLAR!". Below that, "ANDIE TRICHE REALTOR Since 1984". Contact information: "(225) 768-1851 Direct", "(225) 768-9700 Fax", and "andie@kw.com". At the bottom, it says "8686 Bluebonnet Blvd. Baton Rouge, Louisiana 70810 768-1800 Office" and "KELLER WILLIAMS REALTY RED STICK PARTNERS". There is also a small house icon and the text "Each Office Independently Owned &amp; Operated".



Want more business contacts while helping your neighborhood?

If you are interested, please take advantage of advertising your business in our monthly newsletter. In addition, your business can be listed on our website under Neighborhood Business Owners/Services. The funds collected by the Newsletter are put right back into your neighborhood with sponsored events, all with you in mind!

The costs are as follows:

- Entire sheet \$150/year
- Half Sheet \$100/year
- Quarter Sheet \$45/year
- Eighth Sheet \$35/year

# The Bluebonnet Highlands Review Newsletter

August 2004

## The Editor's Corner

Jay Stogner, a Fairhill Resident, could not have made a better suggestion when she hinted that our Newsletter should publish its mission statement. What are our defining words? Do you really know about our volunteer efforts? Having moved into Springlake 5 years ago, my goal was to get involved and get to know as many of my neighbors as I could while, along the way, help my neighborhood grow in fellowship. After 5 years of HOA meetings with lackluster attendance, clubhouse sponsored activities, tons of emails from residents and neighbors, old and new, I am still very proud to say our Mission Statement is working but still needs help! Maybe you can volunteer? It's never too late.

*"The goal of this newsletter/website is to create a sense of community in Bluebonnet Highlands through the sharing of information and occasional organized events. We are your neighbors who have volunteered our time and funds to bring you information that is important, helpful and sometimes, we think entertaining! We are not affiliated with the Homeowner's Association and receive no financial help from them."*

Working together over the past 5 years with other great residents has been extremely rewarding. Although this month will be my last as I am moving away, I will always keep Bluebonnet Highlands near and dear to me! I challenge you all to get involved. Keep Bluebonnet Highlands a wonderful place to live!

*Neighborly Yours, Kim Walker*

## Know Your Neighbors

*Jay Stogner*

It was a busy Legislative session in the Capitol city this spring. Many new bills were proposed, voted upon and passed into law. We may wonder about the process of drafting a bill for our legislators to present to a committee and eventually the full House or Senate for a vote (remember the bill proposing to regulate low riding pants?!) Researching the subject matter and preparing the actual bill is the work of **Jessica Braun**, a Fairhill resident.

Braun is the Staff Attorney for the House of Representatives Civil Law and Procedure Committee. Once the Legislators give her the idea, she does the research to determine the current law. This includes codes, statutes or constitutional amendments that may need amending or enacting. She then drafts the legislation, which will be submitted to the committee by the individual Legislator.

Braun, who is originally from Ponchatoula, has a law degree from LSU and enjoys working downtown at the LA State Capitol.

Do you have an interesting career, hobby or interest? The newsletter is looking for other neighbors to participate in this series of articles, please email [FairhillFun@cox.net](mailto:FairhillFun@cox.net) with your phone number and brief outline, someone will contact you for a brief interview.

## Clubhouse News

*Becky Allemand*

The electric gate to the clubhouse area is to remain closed at all times. Renting or using any part of the facility does not warrant the propping of the gate open for your guest to arrive. You should prepare to have someone remain at the gate until your last guest arrives. By allowing the gate to remain open, you are allowing others to come in that are not authorized. The party allowing the gate to remain open is responsible in the event unauthorized persons enter the area and cause damage. Alcohol still remains a problem in the pool area. Please refrain from bringing and consuming alcoholic beverages in the pool area.

The HOA is in the process of getting new signs for the pool area. The signs will replace the broken signs stating "No Lifeguard/No Diving". Please remember that the LifeSaver rings are not play toys – do not let your children play with these. Lifesavers need to be placed back in their designated spot so that when needed, they can be easily retrieved. If there are ANY questions regarding these policies, please contact Becky Allemand, pool committee chairperson at 819-1801.

## Yards of the Month

### Fairhill

Kenny Leatherman  
10631 Hillglen

### Springlake

Jerry & Bridget Denicola  
10406 Springpark



Let's keep Bluebonnet Highlands looking wonderful! Why not nominate your neighbor for a job well done! If you want to vote, email us and we will keep a tally of the votes. The resident with the most votes, will get to showcase the coveted "Yard of the Month" sign for 30 days.  
[www.bluebonnethighlands.org](http://www.bluebonnethighlands.org)

## REALTOR®'S CORNER



As you know Springlake and Fairhill are two of the hottest neighborhoods in town! Property values have been steadily on the rise since the neighborhoods'

conception. Below you will find a detailed summary of market activity since January 1, 2004.

### SPRINGLAKE: NEW CONSTRUCTION

Active: 4 Average Price: \$176,000/ \$107.22 per sq. ft  
Under Contract: 7 Average Price: \$167,143/ \$104.61 per sq. ft  
Sold: 17 Average Price: \$167,994/ \$104.00 per sq. ft Avg. days on the market: 100

### SPRINGLAKE: EXISTING CONSTRUCTION

Active: 3 Average Price: \$173,300/ \$105.77 per sq. ft  
Under Contract: 0  
Sold: 15 Average Price: \$162,713/ \$99.99 per sq. ft (Avg. days on the market: 54)

### FARIHILL: NEW CONSTRUCTION

Active: 8 Average Price: \$226,631/ \$109.78 per sq. ft  
Under Contract: 2 Average Price: \$225,900/ \$109.70 per sq. ft  
Sold: 5 Average Price: \$214,840/ \$105.31 per sq. ft (Avg. days on the market: 72)

### FARIHILL: EXISTING CONSTRUCTION

Active: 3 Average Price: \$184,663/ \$99.74 per sq. ft  
Under Contract: 2 Average Price: \$184,900/ \$98.78 per sq. ft  
Sold: 8 Average Price: \$188,675/ \$99.12 per sq. ft (Avg. days on the market: 85)

Should you have any questions or need real estate assistance please, give me a call. Your Springlake & Fairhill REALTOR®,

*Andie Triche*

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**KELLER WILLIAMS**  
REALTY  
RED STICK PARTNERS  
(225) 768-1800

## GET OUT AND VOTE

**Primary Elections 9/18  
Presidential Elections 11/2**

If you have recently moved, you need to register to vote in this parish. Any change in address not reported to voter registration will result in your name being placed on the "inactive voters list".

You may apply for voter registration by completing a [Louisiana Voter Registration Application form](#) at any [Registrar of Voters office](#) or by mailing a voter registration application. In addition, voter registration may be offered at the following mandated sites:

Louisiana Department of Motor Vehicle offices  
Louisiana Department of Social Services offices  
WIC offices, Food Stamp offices, and Medicaid offices  
Offices serving persons with disabilities, such as the Deaf Action Centers and Independent Living offices  
Armed Forces Recruitment offices

You MUST bring a Photo ID.

Louisiana statutes require you to be registered 30 days prior to an election to be eligible to vote in that particular election. Visit the Secretary of State web page for more information.

<http://www.sec.state.la.us/elections/elect-regist.htm>

Please remember, Bluebonnet Highland residents vote at:

Elvin Drive Park Recreational Center  
9350 Antiqua Drive (at Elvin Drive)

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## Annual HOA Meeting Set

Monday, September 20, 2004  
The Bluebonnet Branch Library  
6:00 pm

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### A2Z Green Lawn Care

**963-2854**

**774-6882**

**\*Licensed \*Insured \*Free Estimates**

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Newsletter Staff:  
Kim Walker – Editor  
Becky Allemand – Fairhill Coordinator  
Jay Stogner – Fairhill Coordinator

Newsletter Website

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

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# The Bluebonnet Highlands Review Newsletter

September 2004

## Neighborly Reminders

- ✦ LSU Leisure class start up again: LSU Union, Room 304 or Phone: 225.578.5118 or visit their website <http://appl003.lsu.edu/slas/leisureweb.nsf/index>.
- ✦ Estimated Income Tax payments are due September 15<sup>th</sup>.
- ✦ Visit <http://www.brevents.org> to find out what's going on around town and to post your group's event. It's free!
- ✦ Get Out and Vote  
Primary Elections 9/18  
Presidential Elections 11/2  
Elvin Drive Park Recreational Center  
9350 Antiqua Drive (at Elvin Drive)
- ✦ HOA Meeting  
Monday, September 20, 2004  
The Bluebonnet Branch Library



The Bluebonnet Highlands own Jazz Concert held at the Clubhouse the evening of July 13<sup>th</sup> was a great event.

About 40 of our neighbors showed up to enjoy the sounds of the "IN HARMONY" jazz quartet. The band, full of talented and seasoned jazz veterans, entertained us with smooth instrumentals and cool vocals while we munched on wonderful food that we all brought to share.

The band consisted of **Will Bertolette** (piano) who played with the LSU jazz Ensemble and was the organizer of Baton Rouge's jazz quartets Infinity and Cloud nine. "**Nap**" **Martin**

(tenor Sax & Flute) performed for years with the Jazztronauts, a frequent feature at the New Orleans Jazz Festival. **Rusty Gilder** (bass) recently returned to LA after working for years in Atlanta. He played in the 70's at New York's Café Carlyle and the Newport Jazz Festival where he performed with Duke Ellington. **Earl Cobble** (drums/vocals) began his career as a Dixieland and R&B drummer in New Orleans and toured both coasts performing with well known Jazz artists. Now back in Baton Rouge he performs with In Harmony as well as his own trio. If you ever need a band for any event we can all highly recommend IN HARMONY! Check them out for yourself at <http://members.cox.net/inharmony>.

## Yard of the Month

### Fairhill

Jim & Cathie Stevens  
10628 Hillmont

### Springlake

Julius & Mitzi Hebert  
10423 Springlake Circle E.



Place your vote for yard of the month at [www.bluebonnethighlands.org](http://www.bluebonnethighlands.org)

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The Newsletter Staff

## HOA MEETING

Mark your calendars now to attend the meeting Monday, Sept 20<sup>th</sup> at 6pm at the Bluebonnet Public Library. We need to show an organized presence for our voice to be heard. Becky and Kim have been the representatives for the subdivision and now need not only **your** voice but, **your** presence at the HOA meeting. These reps handle phone calls full of concerns and questions in order to bring them to the HOA main office for answers. They keep in close contact with the HOA because of **your** voice and help to see that everything is in working order. They are not the HOA but offer an extra set of eyes for the HOA. Plan your requests, concerns and comments in advance, talk to your neighbors – get involved.

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## POND UPDATE

Mark from Ponds & More has been out in his pirogue again spraying and pulling up the water hyacinths. Progress can be seen as the open area of the lake has increased. Mark says what we really need is a good rain and some strong wind to break up the tight floating masses of plants. Careful what you ask for - hurricane season is approaching!

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## BLUEBONNET MEET & MINGLE

Now that school is back in session (yeah!) do you want to get out and meet other “stay at home” neighbors? Then join us for coffee at CC’s Coffee shop on Bluebonnet and Perkins on Wednesday September 8<sup>th</sup> at 11:00. No need to RSVP – just show up.



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## CONSTRUCTION CONCERN

Many of you have asked about if there will be sidewalk along the boulevard. Fred Raiford stated today that there will be a sidewalk on the eastside all the way to Burbank.

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## KNOW YOUR NEIGHBOR

Anyone who watches a LSU sports has seen the work of Fairhill Resident Mona Ragan. Her company “MonaGram” has the contract to

embroider the logos on the jerseys and jackets of all the LSU sports teams. That may seem like a big contract, but Ragan says that it’s only 30% of her business, the rest coming from local businesses and from people who will bring in gym bags, baseball caps, linens and other items to be personalized with names and initials. She started her custom embroidery business, located on Perkins Road, in 2000 and now employs 5 other people. Ragan, originally from Ponchatoula, graduated from SE Louisiana and coached basketball and track teams. She is a really sport enthusiast, often traveling to support the Lady Tigers softball and basketball teams, as well as the LSU teams that wear her handiwork.

*Do YOU have an interesting story, or do you know someone who does? Email [Fairhillfun@cox.net](mailto:Fairhillfun@cox.net) and someone will contact you for a short interview.*

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## Calling All Candle Lovers

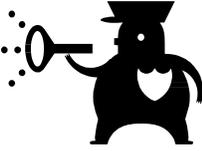
Love to burn candles but tired of the soot and petroleum smell in your house? Now I’ve found something just for you.



Marty’s Candles, a company right here in southern Louisiana pours these candles herself. I loved them so much that I thought I’d share them with the neighborhood. I’ve brought some of the candles to my house so that you can have first hand/first smell at these wonderful candles. These new soybean candles are hand poured, made from natural soybean wax and burn twice as long as paraffin wax. Since they burn at such a low temperature you can give yourself a hand wax massage. Give Becky a call, 819-1801; I have been authorized to give the first 10 residents of Bluebonnet Highland a \$1.00 off each candle that they order. I will be happy to bring them over to your house for you to check out or you can come by my house. You will be able to check out the candle quenchers as well.

## RESIDENTS BEWARE!

Yes, that time again. A resident at Springpark and Springlake Drive had his truck broken into on 8/25/04. Newspapers are also being taken. If you see anything suspicious please call the police. If you just think you see something call your neighbor to see if all is well.



## POOL UPDATE

The pool will be open on Monday, Sept. 6 so that residence may enjoy an extended weekend of pool fun on Labor Day weekend. Please remember some of the major rules that must be adhered to:

- 18 yrs or older to swim without supervision
- No alcohol allowed near or in the pool
- No balloons allowed near or in the pool
- Life Savers are for emergency use only
- Pool hours 8am-8pm
- Pool quest limited
- Close all gates behind you

## LETTER TO COMMUNITIES ABOUT FIRE ANT PROGRAM



Dear Neighbors:

We have learned about the Community Fire Ant Management Program that is promoted by the LSU AgCenter. We understand that over the past 5+ years, quite a few neighborhoods in this area have adopted this program with outstanding success. Now is the time to get organized, order the bait and broadcast in our yards. We understand that as a neighborhood, we can bring these annoying creatures down to a manageable level. In the past we have all tried to treat our own yards and with very little success. We seem to be just chasing them around from yard to yard. This is what we have learned:

- ✦ Most effective method is to treat large area with a bait product, and **only if necessary**,

follow by individual mound treatments on nuisance mounds.

- ✦ Insect growth regulator (IGR) baits will interrupt the reproduction of more ants by sterilizing the queen or causing the young ants to stop maturing, baits do not contain poisons and will not harm humans or animals & are safest to the environment..
  - ✦ The bait is picked up by the foraging ants as food to bring back to the queen and the rest of the colony. These ants only live for 3-4 weeks, new ants take their place & they live for only 3-4 weeks. Eventually the ants all die off, the queen cannot produce more ants and she will starve to death because there are no more ants to feed her.
  - ✦ Community efforts will save homeowners money (less than \$5/ yard), reduce the risk of new ant colonies forming, reduces pesticides entering our waters from neighborhoods and bait treatments are required only twice a year (Fall & Spring).
  - ✦ This bait can be ordered through any feed/farm store, hardware store or nursery. The large home improvement stores are not setup for special orders.
  - ✦ A neighborhood broadcasts bait (at the rate of 1 ½ lbs per acre or 1 cup per 7,000 sq ft of yard), during the same weekend in the fall and then again in the spring. The ants come out of their tunnels to pick it up as food (**they do not look for food on the mound**). The mound is where the young ants are raised (the fire ant nursery).
  - ✦ We have a number of neighborhoods in the Baton Rouge Area that are successful with this program.
  - ✦ Considerations when using BAITS. Only use **FRESH BAIT**, do not get **BAIT WET** from rain or watering systems **DO NOT PUT BAIT ON THE MOUNDS** and don't order or use more than is recommended.
  - ✦ Most of the products on the market labeled for fire ant control will work if used **according to the label directions**.
  - ✦ **ALWAYS READ THE LABEL!!!**
- For more information call the Patty Beckley with the LSU AgCenter Fire ant Program Office: 578-2180 or cell: 281-0591.**

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## Ads

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## Space For Rent

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819-1801

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The Newsletter Staff

# The Bluebonnet Highlands Review Newsletter

October 2004

## NEIGHBORLY REMINDERS

- ✦ Support the Performing Arts In Baton Rouge-some of the theatrical venues are:
  - ◆ [www.swinepalace.org](http://www.swinepalace.org)—578.3527
  - ◆ LSU Union Great Performance Series-578.5128
  - ◆ Dee Cithern's Cabaret Theater—[www.thecabarettheatre.com](http://www.thecabarettheatre.com) 923.2322
  - ◆ LSU Opera 578.3593 [www.music.lsu.edu](http://www.music.lsu.edu)
  - ◆ Baton Rouge Little Theater 924.6496 [www.brllt.org](http://www.brllt.org)
- ✦ Oct. 31, 2004—Daylight Saving Time Ends
- ✦ Election Day—Nov. 2, 2004
- ✦ Metro 3 Advisory Committee Meeting-3rd Thursday of each month-BBH Library

## NEIGHBORHOOD REQUESTS

Presently, [www.bluebonnethighlands.org](http://www.bluebonnethighlands.org) is the only means of community communication. The staff has received numerous emails, most of them express frustration with the lack of neighborly behavior. Here are the top email subjects.

- ✦ SLOW DOWN while driving through the neighborhoods.
- ✦ ALWAYS stop at the stop signs! Drivers keep ignoring the stop signs at Springcrest and Springlake and are putting the children who play near the street in danger.
- ✦ Teach your children bicycle safety, and make them wear a helmet and pads.
- ✦ Don't let your dogs run loose. Neighbors in both subdivisions are tired of unleashed dogs messing in their yards. Please clean up after your pet and observe the leash laws.
- ✦ Respect pool rules.
- ✦ Park vehicles facing the flow of traffic.
- ✦ Reduce pop up ads on the website.

Let us all remember to be courteous and remember the safety rules we learned.

## BEST WISHES & GOOD BYE

Kim Walker, one of the founders of the newsletter and Clubhouse/Pool Committee for many years, will be moving from Springlake and Baton Rouge. We will miss your dedication and hard work on behalf of our community Kim, and we wish you and your family much happiness in your new home.

## YARD OF THE MONTH

### Fairhill

Walter and Ann Watson  
10702 Hillmont

### Springlake

Michael and Suzanna Ney  
10429 Springvalley



Place your vote for yard of the month at  
[www.bluebonnethighlands.org](http://www.bluebonnethighlands.org)

Now is the time to get your gardens in shape for next year. September is the time to transplant iris and daylilies. Prepare your beds now for planting spring flowering bulbs for October. Lawns may be winterized by applying a fertilizer with a high percentage of potassium. Keep your azaleas watered as the buds for next springs flowers are forming at this time.

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The Newsletter Staff

## WE'RE GROWING!

In the last month 9 more households have requested subscription to the newsletter. If you know someone who does not have a computer but would like to receive their newsletter by fax please contact us.

The newsletter staff (4) is trying very hard to eliminate pop up ads from the website. The disadvantage of a free site is having to deal with pop ups.

In order to provide you with a pop up free environment, the staff now sells ads on the last page of the newsletter. Since the staff is run by a group of volunteers who are homeowners just like you, we ask for your help. You may purchase an ad for a business, for your family, or a group of friends to support your favorite team. The staff will even take cash donations.

The newsletter staff will receive proceeds from candles sales, so please call Becky, 819.1801 to purchase soy wax candles or to place an ad. Mardi Gras candles can be ordered at this time as well. Mention this article when ordering. A great gift for only \$8.00.



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## POND UPDATE

Progress can be seen on Lake Longwood. The cleared area now extends almost half way down the lake. Mark is still out there on the lake pulling and spraying the hyacinths.

Did You Know? In one season the water hyacinths can grow enough to cover two football fields. Now you can see why it is illegal to transport this plant into Louisiana. You will also find water lettuce in the lake. These are usually covered with aphids. Both plants are considered a nuisance since they clog drains.

**BEWARE**—several large water moccasins have been seen on the banks of the lakes.

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## POOL ANOUNCEMNT

The pool will close for the season on **October 3, 2004 at 6pm.** Volunteers are needed to serve on next year's committee. If you think you might be interested contact Becky, 819.1801 for details.

## WELDER NEEDED

A few years ago a welder from the subdivision constructed the two "Yard of the Month" signs. One was stolen and was replaced by the newsletter staff with a corrugated version. This sign is on its last leg. The staff is asking for a volunteer from the subdivision to construct one sign similar to what is posted in the Fairhill Subdivision. Please contact Becky 819-1801 if you are interested in helping.

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## KNOW YOUR NEIGHBOR

### HOT—HOT HILLMONT!!!

The neighbors on the upper side of Hillmont have a good thing going. You can often see them out on the curb in mass numbers, sharing friendship and a few beers. They have even published their own "Upper Hillmont Directory" to share contact information and the word is in the air that there may be a street party in the future.

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*Do YOU have an interesting story, or do you know someone who does? Email [Fairhillfun@cox.net](mailto:Fairhillfun@cox.net) and someone will contact you for a short interview.*

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## NEIGHBORS BEWARE!

As the holidays approach so does theft. As construction continues there are even more "outsiders" driving through our neighborhoods. For your own safety remember to remove tempting items from view in your vehicles, keep your doors



locked and call the sheriff's department if you see anyone "cruising" the streets. Recently a vehicle in the Springlake Subdivision was broken into and a bicycle stolen from a carport of a different address. Take time to check the lighting around your home. Call Entergy if street lights are not working and change bulbs located on your home if they are not working. Bluebonnet Highland has free decals for you to place on the rear of your vehicle to identify that you are a member of this subdivision. Email [decal@bluebonnethighlands.org](mailto:decal@bluebonnethighlands.org) to request as many as you own vehicles. A staff member will deliver them to your home.

We the newsletter staff, asked Andie Triche, a real estate agent who sells homes in Bluebonnet Highlands to write an article about Homeowner Associations.



## REALTOR'S CORNER

### This Month's Topic: *The Advantages of Homeowner's Associations*

Today home buyers are more savvy and educated than ever before. Thanks to the World Wide Web buyers are able to evaluate and compare neighborhoods deciding exactly where they want to live even before contacting their REALTOR®. Buyers today demand good resale value, steadily increasing property values, security, amenities, well maintained areas and quick turnovers should they need to sell. One very important factor in ensuring these factors is an active and supported Homeowner's Association such as yours. Buyers maintain a high level of confidence purchasing a home included in a Homeowner's Association. Did you know when a home is listed in the Multiple Listing Service it is required to disclose whether or not there is an association and how much the dues are? You would be surprised how many buyers want to look ONLY at properties that have an association and neighborhood amenities.

Only a handful of neighborhoods in Southeast Baton Rouge have an association and amenities such as Bluebonnet Highlands. However, their association fees significantly higher. For example, Lake at White Oak requires \$250 yearly and is voting on an increase to \$500; Lakes at Highland requires over \$1000 yearly; and The Highland Club requires \$300 yearly. Wow! Not only do you have low monthly fees of \$17 but you have a Homeowner's Association that is growing. These two factors are enough to put Bluebonnet Highlands at the top of any home buyer's list. Bottom line: Homeowner's

Associations work! Support yours today!!

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## FROM THE HOA

- ◆ **Homeowners dues reminder:** Did you pay your HOA dues? Don't let delinquent dues be a factor to a bad credit rating. Call the HOA, ask for Debbie, 292-2020, she will gladly help you to get back on track.
- 
- 

## HOA MEETING

September 20, 2004, 6pm

**Attendance:** 18 Springlake, 20 Fairhill, 38 of 647 homeowners

### Q & A

- 1. How long before the present HOA will turn over the development to the committee selected by residents as the new HOA?** 5-7 years, 4 more filings before it is complete
- 2. Will there be more cross over streets to Bluebonnet?** One more
- 3. How many lots in the subdivision?** About 250 lots left. Right now there are 647 homeowners, with 190 for Fairhill and 457 in Springlake.
- 4. Will there be a traffic light added to Bluebonnet?** Currently there are no plans for a traffic light, however the community is able to submit a petition to start the process.
- 5. When is completion date for the road?** October 15<sup>th</sup>
- 6. Will the HOA continue to pay for security lighting on Bluebonnet Blvd?** No
- 7. Do the homeowners pay for lighting on their street?** Yes, but there is a formula and you pay about ¼ of the utility cost of the street light.
- 8. Transformer located near 10603 Hillshire continues to loose power? Entergy workers have stated that it goes out due to the shrubs.** Unless the residents report these things to the HOA we do not know about them and are therefore unable to do anything about it. The HOA will have the grounds keeper trim back the shrubs.
- 9. What type of bulkheads can be used on the lake?** Clearly stated in the deed restrictions. Presently the bulkheads used in Springlake have been approved.

**10. What can be done about the nutria?** Wildlife and fisheries can issue a nuisance permit and you can organize a hunt or you can contact the trapper who has come in the past with cage traps. I would suggest contacting him again. Mechanical traps would not be permitted.

**11. What can be done about the lot overgrown near Springlake Court?** This area is overgrown and does not belong to BBH Subdivision. The grass is about 7ft tall and is cut about twice a year. Mr. Taylor will research this problem.

**12. Can Springlake Subdivision get rid of the cluster mailboxes?** No, this was in place when the subdivision started, came up for vote for the residents and they voted to leave it. As the subdivision grew and the lots got smaller there would be no room for mailboxes and would look unsightly. Mailbox clusters will remain in the already established Springlake areas.

**13. Sidewalk?** Sidewalk will be included on the east side of the boulevard.

**14. Uneven road near drains and near stop light at Burbank?** The road will be top coated with blacktop that will even up the road and act as a noise abatement.

**15. Landscaping?** Will be reinstalled at the entryways AFTER road construction is completed.

**16. The 7th Springlake filing?** The Springlake style subdivision (with 50' lots with zero lot line, community mailboxes, and homes of approx. 1700 sq.ft) will be continued on the other side of Bluebonnet, behind the Fairhill subdivision. Plans to develop 250 lots (combined) in this area. Springlake style homes sell faster than the larger homes and lots in Fairhill.

**17. Delinquent dues?** Over \$10, 000 remains uncollected. Liens are placed on homes at this time for collection. Names are published at the HOA meetings since these are HOA records and open to you at any time.

**18. Pool? Pool very clean this year.** HOA can not afford to hire a security guard, the possibility of installing a few more security lights may help the problem. Homeowners must use the facilities responsibly; so if you use the pool, remember to replace furniture, pick up trash, observe no smoking and no alcohol rules, and the call the sheriff dept. if you see outsiders jumping the fence. Pool committee is run by volunteer homeowners.

**19. Handouts provided at the meeting :**

- ◆ HOA Proposed and Actual Budget
- ◆ List of delinquent Homeowners and amount owed

## Springlake 7<sup>th</sup> Filing

**IMPORTANT:** This is a summary of a full letter and development maps posted on bluebonnet highlands.org. — please visit the website for complete information.

There is Fairhill neighborhood opposition to the proposed Springlake 7<sup>th</sup> filing. The main objection is that Fairhill residents purchased “French Collection” homes in a subdivision with larger lots and larger homes than the Springlake subdivision and expected the empty lots behind their homes would be developed in a consistent style. This is not happening. The developer is planning to build smaller Springlake homes on smaller and shallower lots with zero lot lines behind Fairhill.

The developer has already changed the lot sizes in Fairhill 3<sup>rd</sup> filing to smaller widths and depths and several lots have “Zero Lot Line” designation. This requires one side of the home to be built up to the property line with no overhangs, window or door openings.

The Planning Commission requires developers to notify adjacent property owners and for the Fairhill 3<sup>rd</sup> filing, 11 were notified. The developer owns four of the lots; builders own three, which means only four actual homeowners may have received certified letters from the developer’s engineers. The required notification for the 7<sup>th</sup> filing as been questioned because several adjacent homeowners received letters as late as Sept. 18<sup>th</sup>, other still have not received anything. A Planning commission hearing was to be held on the 20<sup>th</sup> and a vote on the 7<sup>th</sup> filing was scheduled for Sept. 27<sup>th</sup>. Concerned neighbors emailed and met with each other and Pat Culbertson to have the Planning Commission hearing postponed. This allows time for a petition to be signed in opposition to the 7<sup>th</sup> filing. Fairhill residents should expect to be contacted regarding the petition. Lower pricing and higher density of the 7<sup>th</sup> filing will reduce your own home’s value.

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## NEWSLETTER DEADLINE

The deadline for submissions to the newsletter is the 20th of every month. You can send your comments, suggestions, questions or concerns to the staff or email: [newsletter@bluebonnethighlands.org](mailto:newsletter@bluebonnethighlands.org)

### NEWSLETTER STAFF

Becky Allemand

Simone Mahaffey

Jay Stogner



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The Newsletter Staff

# The Bluebonnet Highlands Review Newsletter

Volume 4, Issue 8

Nov./Dec. 2004

Happy Holidays from the staff of the newsletter. We will be combining our November and December issues since we know life gets busy around this time of year. We thank you for supporting this newsletter, 113 new households joined our mailing list this year. And our website - [www.bluebonnethighlands.org](http://www.bluebonnethighlands.org) - is now pop-up free thanks to supporters who have purchased advertising. Our goal for next year is the same: to inform, support, entertain and be the vehicle for communication in our neighborhood. May you and your family have a good holiday season and we wish you a Happy New Year.

## NEIGHORLY REMINDERS

- ✦ Election Day—Nov. 2
- ✦ Veterans Day-Nov. 11-Ceremonies next to USS KIDD-11am
- ✦ Metro 3 Meetings-3rd Thursday of the month-BBH Library-7pm

## \$16K STOLEN FROM HOA

Actually that is the amount of uncollected and outstanding HOA fees from just this year. That money could have been used to improve our community—so if you haven't paid your dues, please call the HOA and Debbie will help you get back on track. Call 292-2020.



## HOLIDAY YARD OF THE MONTH

### Fairhill

David and Diana Schoenfield  
10815 Hilltree Drive



**Springlake**  
CD Wambsgans  
10526 Springbrook

Donations are needed for a new Springlake Yard of the Month sign. Contact Kim 757-9227.

## MORE HOA MEETING UPDATES

1. **Playground equipment has nails.** All nails/staples have been removed.
2. **Transformer blowing out on Hillshire due to shrubs.** Shrubs have been trimmed for ventilation.
3. **Suggestion of biweekly payment.** On Sept. 25th the loan was restructured to biweekly payments saving thousands of dollars for the HOA.
4. **Tree in drainage ditch blocking drainage.** Contact is being made to check this out.
5. **Over grown lots behind Springlake.** Still working on this.
6. **Fence around pool being pulled up by lawn service.** This is being repaired.
7. **Motion lights near clubhouse/pool.** Waiting for reply from sales reps. Then will be meeting with electrician.

## COMMERCIAL ZONING

Did you know your Springlake or Fairhill home sits in a commercial zone? This was discovered during the Metro Council Meeting. Our neighborhood deed restrictions are worthless since C2 (heavy commercial) zoning could allow a superstore (or worse) to be built next door! Council members stated that the zoning classification should be changed immediately and to contact Pat Culbertson. Becky Allemand, who attended and taped the meeting, has emailed Pat Culbertson requesting information on the procedure to change the zoning to A1 residential. Mr. Culbertson has forwarded this email to Planning Director Troy Bunch. The HOA office was also notified and contacted their attorney

*"The goal of this newsletter/website is to create a sense of community in Bluebonnet Highlands through the sharing of information and occasional organized events. We are your neighbors who have volunteered our time and funds to bring you information that is important, helpful and sometimes, we think entertaining! We are not affiliated with the Homeowner's Association and receive no financial help from them."*

The Newsletter Staff

who stated, "There is nothing to worry about. Whatever is in the deed restrictions is enforceable and when a home or lot is purchased in the subdivision the owners have to abide by the restrictions or the HOA can sue". This directly contradicts what the Council members outlined in the meeting.

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## 7<sup>th</sup> FILING UPDATE

The Metro Council Meeting was held on 10/21 and the **7<sup>th</sup> Filing** proposal to create 71 zero lot line single-family homes was scheduled to be voted on. There is neighborhood objection to this proposal due to the 50' lot sizes, the density of zero lot lines and the name of the development. (Info. and plats are posted on BBH website) Two members of the Hillmont Group in attendance objected to the proposal and submitted the plats of 7<sup>th</sup> filing. They also informed the Council that they would be attending the 10/25 Planning meeting downtown presenting over 200 signatures on a petition from Fairhill homeowners opposed to the 7<sup>th</sup> filing. The Council members said they had not seen the plans showing high density housing and that the plans were not consistent with neighboring properties, also no traffic studies had been submitted and they voted against the 7<sup>th</sup> filing. It was at this time they disclosed that Bluebonnet Highlands is zoned C3 heavy commercial and recommended that actions be taken to change it to residential.

Paul Roberts from the Hillmont Group also met with the Vice Chair of the Planning commission who suggested requesting higher restrictions on the 7<sup>th</sup> filing (such as owner occupancy, vehicle limitations and restrictions against rentals for students) and contacting builders to have them request larger lot sizes. Calls went out to builders to get their input. Roberts and others met with Mr. Taylor on 10/21 to discuss the issues mentioned above. Taylor is unwilling to change the lot sizes, he states that calling the filing "Springlake" makes the size and style of home easily identifiable to prospective buyers and if is called "Fairhill" the restrictions call for larger homes to be built on the 50' lots with the possibility of 2 story structures. Taylor is looking into different types of mailboxes to avoid the cluster boxes and he maintains that the value of Fairhill homes will not be lowered.

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## PLANNING COMMISSION PASSES 7<sup>TH</sup> FILING

Over 20 Fairhill residents appeared at the hearing to

stand in opposition to the Springlake 7<sup>th</sup> Filing proposal. Jim Stevens, Brian Roberts and Paul Roberts spoke against allowing the development of 71 fifty foot - zero lot line homes behind the larger Fairhill homes. They also presented the petition signed by 290 residents to the council members.

Clark Taylor presented his side again stating that there is market demand for smaller Springlake homes, which sold faster. He was going to continue the development behind Fairhill because he has run out of space across the street. He also mentioned that the development of smaller homes mixed with larger homes is within the development plans for Baton Rouge. After hearing all sides, the vote was taken and with two commission members in opposition, the proposal was passed.

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## BLUEBONNET EXTENTION UPDATE

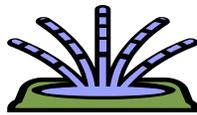
On 10/21-road work crews posted a 40MPH speed sign on the completed extension. Once again Becky Allemand and Kim Walker (newsletter co- founders) acted on behalf of our neighborhood and immediately contacted authorities. During the original Extension Development meetings Allemand and Walker fought for and were promised a safer 30 MPH speed limit through our neighborhoods. The signs were replaced with **30MPH** before the end of the day.

Thanks Becky, Kim and the city officials responsible for keeping their word.

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## POND UPDATE



Great news for Lake Longview – it seems Mark has won the battle with the water hyacinths. The recent rain and wind has helped breakup the mass of dying vegetable matter and the water surface is now almost clear past the last house on the lake. The second fountain has been working for a few months with the third fountain scheduled to be installed soon. The egrets, ducks and blue herons are back! THANKS Mark!

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## THIEF STRIKES AGAIN!

Our residents have been \*  
hit again, this time on  
Bluebonnet Blvd.



## LET'S TALK TURKEY!

Here's some helpful information as the Turkey Days approach. Need more help, suggestions and recipes? Visit these great websites:

www.butterball.com, www.eatturkey.com,  
www.perdue.com,  
www.honeysuckle.com

### Frozen Turkey:

Store at 0 degrees F or below.

To thaw in the refrigerator:

Allow approx. 24 hours per four to five pounds. To thaw in cold water: Allow approx. 30 minutes per pound. Do not use warm or hot water and be sure to change the water every 30 minutes.



### Fresh Turkey:

Place fresh raw poultry in a refrigerator that maintains 40 degrees F and use it within the time frame on the package label or freeze the poultry at 0 degrees F.

### Storage of Leftovers in Refrigerator (40°F or slightly below)

- Cooked Turkey.....3 to 4 days
- Stuffing and Gravy.....1 to 2 days
- Other Cooked Dishes.....3 to 4 days
- Freezer (0°F or below)
- Turkey slices/pieces, plain.....4 mos.
- Turkey covered with broth or gravy.....6 mos.
- Cooked poultry dishes.....4 to 6 mos.
- Stuffing and gravy.....1 mo.

## IF YOU DON'T ASK

Want to save money??? Save thousands of dollars and many years on your house loan. Read The Automatic Millionaire by David Bach. OK, not a reader then call your bank and ask if you can make extra payments on your mortgage without penalty. If yes, then ask about biweekly mortgages. You will be dividing your present payment into biweekly payments. Even the small \$2.50 fee that some banks charge will be worth the savings. You are not refinancing or changing your mortgage.

### Example:

Principal=\$250,000  
Interest=8%  
Terms=30 years

**Monthly Payments= \$1,834.41**

Avg. Interest each month = \$1,139.98

Total Interest: \$410,388.12

**Vs.**

**Biweekly Payment = \$917.21**

Avg. Interest Each

Biweekly Period= \$372.41

Total Interest = \$291,226.69

### Results:

Year 21

Monthly Payments

Principal Balance

\$140,905.72

Biweekly Payments

Principal Balance

\$37,764.62

Year 22

Principal Balance

\$129,762.54

Principal Balance

\$16,109.50

Year 23

Principal Balance

\$117,694.48

Principal Balance

\$0

Paid off in 30yrs

Paid off in 23 yrs

**Get the picture??????**

**Come back for more great tips.**

## CALENDAR

- ✦ Nov. 6th
  - Arts Market, 5th & Main 8am-noon. 3rd anniversary with Guest chefs, kid's activities & art demos., Downtown B.R.
  - A Walk with the Birds, Bluebonnet Swamp Nature Center
  - Louisiana Book Festival-State Library & State Capital 10am-5pm-readings, storytelling, workshops, live music, vintage book appraisal 219-9503-www.louisianabookfestival.org
- ✦ Nov. 12th - Theater, Joined at the Head-LSU
- ✦ Nov. 17th - Theater, The Illusion-LSU
- ✦ Nov. 18th-White Light Night -5pm-9pm-Mid City Art District-924-6437
- ✦ Nov. 25th – Thanksgiving
- ✦ Dec 3rd - Dance, The Nutcracker- Independence Park Theater
- ✦ Dec. 4th - A Walk with the Bird, Bluebonnet Swamp Nature Center
- ✦ Dec. 5th - A Rural Life Christmas-LSU Rural Life Museum-765-2437
- ✦ Dec. 10 -11 Theater, Family Holiday Show, Independence Park Theatre
- ✦ Dec. 13-Downtown Christmas Parade-www.christmasinbr.com for details
- ✦ Downtown Baton Rouge-A lot happening. Live music at SoGo Live call 387-0321 or visit www.golive.com for schedules



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**NEWSLETTER DEADLINE**

Deadline for submissions to the newsletter is the 20th of every month. You can send your comments, suggestions, questions or concerns to the staff or email: [newsletter@bluebonnethighlands.org](mailto:newsletter@bluebonnethighlands.org) or fax to 819-1801.

**STAFF**

Becky Allemand, Jay Stogner, Kim Walker