

2010 Fairhill & Springlake Newsletter

December 2009

Bluebonnet Highlands Homeowner's Association, Inc. *

PO Box 82986, Baton Rouge, LA 70448 *

225.678.1505

2010 Council Election

Please mark your calendars! On Tuesday, January 19, 2010, we will be holding a general election at our subdivision Clubhouse.

We encourage all homeowners to attend.

At this meeting, any interested resident will have the opportunity to run for a voluntary position on the HOA Council. Hope to see you all there!

Contact Information

HOA Representative
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Billing Inquiries
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HOA Council
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Mailing Address
BBH HOA
PO Box 82986
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Note from the Council...

Dear Homeowners,

As the end of 2009 approaches, we would like to provide you with a summary of the neighborhood's accomplishments throughout 2009.

This has been a great year for both Fairhill and Springlake! We look forward to another strong year to come!

We encourage all residents to read this informational packet. This packet is intended to provide you with a summary of our accomplishments over the past year.

Thank you all and we look forward to 2009!

Sincerely,

Your HOA Council

Keep in touch...

Visit our neighborhood community website at www.bluebonnethighlands.org. Here, you will find important updates, community information, a neighborhood message board, etc.

Also, in efforts to save on postage expenses, invoices and notices, such as this packet, as well as important neighborhood information, can be emailed.

Please email your current contact information, email address, physical address, etc. to bbhbilling@yahoo.com. (Your information will not be shared with any third parties)

Summary of 2009 Accomplishments

Homeowner's Dues

A main concern of current homeowners deals with the collection of homeowner's dues. Since the annual dues are mandatory (as stated in the deed restrictions), homeowners want to ensure that action would be taken against those who do not pay. We have made this our number ONE priority and are very pleased with what we have accomplished:

As of 12/19/09, 908 of 949 homes in Fairhill and Springlake are current on their dues. This left 41 homes in a delinquent status.

Although this is a great success rate, to be fair to the 908 homeowners who have paid their dues, we will not stop collection efforts on those delinquent accounts. We have placed liens on a majority of these homes already. Liens have been filed on all inactive delinquent accounts with a balance greater than \$500. **During 2010, these delinquent accounts will be turned over to an attorney.** All attorney fees will be at the expense of the delinquent homeowner.

Finances

When the homeowners took over the Association, we inherited a debt of nearly \$100,000. This was the result of money lent to the Association from Clark Taylor & Associates. We are pleased to announce that, in February 2009, this debt has been completely paid off. What does this mean? This means that much more of your dues will go towards noticeable improvements in our community!

Automatic Bank Draft

This has been a big success! The new Council implemented this additional option for homeowners to pay their dues. This automatic bank draft allows homeowners several payment plans, in which dues will be drafted from your bank account. Not only does this eliminate the hassle of writing checks, it also gives you different payment plans to choose from (monthly, quarterly, semi-annually, or annually). Please complete and return the automatic bank draft form if you would like to take advantage of this option. This form can be printed from our website. *If you are currently enrolled in the automatic bank draft program, no further action is necessary.

Violation Letters

Our HOA Representative is working diligently and continually sending violation letters to homeowners that are not following deed restrictions. Please contact her if you notice any restrictions not being followed.

New Playground

We have purchased and installed a new state-of-the-art playground within the recreational area. If you have not yet done so, we encourage you to take advantage of the playground. It is a great investment to our community!

New Fences

You may have noticed a new iron fence installed around the pool area. This fence provides added security to our pool area. Additionally, the fences along Bluebonnet Blvd. that were damaged as a result of Hurricane Gustav have been repaired.

Recreation Center Repairs

During the year, we have invested in new pool furniture, new clubhouse furniture, new clubhouse doors, a new clubhouse water fountain, and we have repainted the clubhouse and parking lot lines. If you would like to rent the clubhouse or the pool, please visit www.bluebonnethighlands.org.

Independent Financial Review

The annual review of the Association's financials as of December 31, 2008 was performed by an independent CPA firm, and a satisfactory report was issued. A copy of the report is on www.bluebonnethighlands.org.

Lake Fountains

Four old lake fountains, which have not been functioning, have been repaired!

Christmas Party

The Council held it's first annual Homeowner's Christmas Party at the Clubhouse. This party was a huge success. We look forward to next year!

We look forward to adding much more to this list in 2010! Thank you and we hope everyone has a great holiday!