

# Copper Meadows Subdivision Newsletter

Spring 2008

## A Word from Your Board

Though we were only appointed as an interim Board of Directors, in the last month we have taken our positions very seriously and worked diligently to communicate with our residents and provide information on living in Copper Meadows Subdivision. Since not enough individuals chose to run for the Board, there will not be an official election. Your current Board of Directors have therefore appointed to the Board the only three individuals which showed an interest in running for election. Those three residents are Jim Cater, Ken Ritter and Dexter Trahan. The five of us have already met and begun working on ways to better provide our residents with an outstanding quality of life here in Copper Meadows.

As spring arrives, take time to think about your role in the neighborhood. Do you know all of your neighbors on your block? If you don't, go meet that one person on your block that you have never talked to. Maybe now is the time to get involved with your HOA. Do you have a special skill set that the neighborhood could benefit from? Have you visited all the new retail businesses in Youngsville? Local neighborhood support helps keep the business alive and encourages new business to locate in the area.

While the Board works to maintain the neighborhood common grounds and to enforce the covenants as required, without assistance, participation and compliance of the residents, our neighborhood will not continue to increase in value and will not retain its current appeal. Take some time to think about why you moved to Copper Meadows. Whatever the reason, make the most of it. Get to know your neighbors and get involved.

If you have any concerns regarding the neighborhood, covenants or amenities of our neighborhood, you are encouraged to contact the Board. Your input is important to this association. As always, if you have any questions, comments or concerns, please let us know.

Your Board of Directors,  
Tammy and Kim

## Everyone Will Be Heard!!

Our first Open Neighborhood Meeting is scheduled for March 20, 2008 beginning at 6:30 pm at the Youngsville Town Hall located at 305 Iberia Street. The Board will use this time to update everyone on the status of the subdivision as well as get homeowner's thoughts and opinions on specific topics.

Anyone wishing to speak at the Open Meeting must first complete a *Request to Speak Form* in advance. You will still have your time on the floor, however the Board cannot take the Minutes of the Meeting and provide the due diligence which all residence deserve. Residents can also submit a *Request to Speak Form* in order to put an issue before the Board, but the resident

submitting said form does not necessarily have to stand up and speak. The Meeting will be divided into three sections, one for the Board to address the residents, one for residents wishing to offer thoughts and opinions to the Board and lastly, the Board will read aloud any remaining *Request to Speak Forms* from residents which do not actually wish to stand up and speak.

## SLOW DOWN

Please protect our children and all residents of our subdivision by driving under the posted speed limit – 25 mph.

## Don't Turn the Light's Out

No one goes around the City checking for burnt street lights. The only way to get the lights replaced or repaired is to alert Entergy. To report a street light outage, please call Entergy at (800) 368-3749 and give them the location of the street light. This can also be done online at [www.entergy.com](http://www.entergy.com).

## Petiquette

There have been complaints regarding dogs allowed to run free in the subdivision. Dog's must be kept on a leash at all times when outside of the owner's home, which complies with the Ordinances of Youngsville. For the benefit of the entire subdivision, please be sure to be a good neighbor by limiting any excess noises and by making sure to clean up after your pet. In other words, "If your pet poops, you scoop!"

## What Happens When Dues Are Not Paid

Unfortunately, paying your HOA dues is not an option. Over the last year some homeowners have placed the burden of keeping up the common areas on the rest of their neighbors. The Board is committed to keeping all neighbors accountable. Please remember to pay your dues on time to avoid late fees and in turn, liens. If you have any questions regarding your account, please contact B&B Billing Services. Normal business hours are Wed, Thur & Fri from 9:00 am to 4:00 pm. The phone number is (337) 235-3040.

## We'll Miss You

When selling your home, it is the present homeowner's responsibility to contact Maryann Boudreaux with B&B Billing Services before the closing date. Please have the new homeowner's names and the estimated closing date when calling. Normal business hours are Wed, Thur & Fri from 9:00 am to 4:00 pm. The phone number is (337) 235-3040. Your account will NOT be closed until this information is received.

## Architectural Committee

Spring is a time for yard work and outdoor improvements. Just a reminder that the Architectural Committee must review and approve any additions or improvements (buildings, fences, pools, etc.) regardless of building permits issued by the Town or Parish. In addition to the Association, John Broussard turned the Architectural Committee over to the Association. All plans must be submitted to the Board of Directors, 302 Brookhaven Drive, Youngsville, 70592. Please review your covenants for additional clarification.

## Covenants Review

Each neighbor is encouraged to know and understand the covenants and follow the covenants. These covenants were identified and established to maintain the value and attractiveness of our neighborhood. Please also be aware that there are some slight variations to the covenants in the different phases of Copper Meadows.

## Mark Your Calendar

The City of Youngsville Town Hall Meetings are the 2<sup>nd</sup> Thursday of each month at 6:00 pm at the City of Youngsville Town Hall located at 305 Iberia Street.

Large item garbage pick-up is on the 1<sup>st</sup> and 3<sup>rd</sup> Monday of each month. This includes appliances. Please do not place any large items out until the evening prior to the scheduled pick-up. If Waste Management fails to pick up the item, please call the City of Youngsville at (337) 856-4181 and make them aware that Waste Management failed to collect the item. We do not want items sitting out for days and weeks at a time.

## Advertisements

Advertisements in this newsletter will be limited to residents of the subdivision and Youngsville businesses. If you are interested advertising in this newsletter, please contact the Board. Fees are very minimal as they will help the Association with the cost associated in production of this newsletter.

## Grievances

In an effort to adhere to the covenants of our neighborhood, a grievance protocol has been established. The protocol is in place to assist in handling complaints and concerns where it is believed that a covenant is not being followed.

A *Grievance Form* is to be complete by the person identifying the alleged violation. The Board will investigate into the complaint and either speaks with the homeowner that is in violation or mail the homeowner a personal letter. The resident filing the complaint will never be identified. The *Grievance Form* is for Board purposes only.

If the matter is not resolved, a certified letter will be sent to the homeowner that is in violation. This letter will reiterate the violation and the actions deemed necessary to correct the violation. Refusal to comply will require a Board meeting to discuss the hiring of legal counsel. As a last resort, this matter would be taken to Court. If the homeowner that is in violation loses, all court costs would be passed on to the homeowner in violation.

## Newsletter Information

If you have something that you would like to mention or include in the next newsletter, please forward that information to Copper Meadows HOA, c/o Tammy Comeaux, 302 Brookhaven Drive, Youngsville, 70592 or e-mail to [tammylcomeaux@cox.net](mailto:tammylcomeaux@cox.net). The newsletter will be published every March, June, September and December.

We would like to start a section of the newsletter regarding our residents. So please submit regard births, birthdays, special events, etc.

## Board of Directors

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