

# SHADOWS OF ASCENSION HOA NEWSLETTER

August 2023



## BOARD RESOLUTION

The Shadows of Ascension Board of Directors adopted resolutions made at Regular HOA Meetings held on 1/11/22 and 7/21/21 that they would like to make all homeowners aware of.

The resolution contains important information regarding the association policies and practices stated in the association restrictions.

The Board Resolutions can be found on the next page of the newsletter for homeowners to review.

## ASSOCIATION WEBSITE

[www.shadowsofascension.com](http://www.shadowsofascension.com)

The Shadows of Ascension website contains all HOA governing documents, architectural request information, instructions on how to pay dues online, our new owner access portals, and more!

## BACK TO SCHOOL

Magnolia Management Services and your HOA Board would like to wish all students in Shadows of Ascension luck as they head back to school this month!

And with school back in session, we would like to remind homeowners to please obey all traffic laws and protocols for school buses.

Drivers are to stop any time a bus stops and puts its hazard lights on to pick up children.

Also, please do not park vehicles on the street in a manner that makes it difficult for buses to travel down the neighborhood roads.

Thank you for your cooperation.

## SUMMER HEAT WAVE TIPS

As you know, this summer in Louisiana has been a hot one! We want to make sure our residents are staying cool during this extreme summer heat. Below are some helpful tips on how to stay cool:

- Drink a lot of water
- Spend time in air conditioned buildings
- If you must go outside, try going out during the early morning or later in the evening to avoid peak afternoon temperatures
- Dress in light clothing and don't wear too many layers

Also, please make sure plants are being watered to keep them from dying due to the excessive heat.

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*Contact Magnolia Management Services with questions or concerns at [info@magnoliabr.com](mailto:info@magnoliabr.com) or (225) 286-7546*

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## **BOARD OF DIRECTORS RESOLUTION**

### **SHADOWS OF ASCENSION HOMEOWNERS ASSOCIATION,**

#### **INC. ENFORCEMENT POLICY**

Upon motion duly made, seconded, and carried, the Board of Directors for Shadows of Ascension Homeowners Association, INC., adopted the following Resolution, at its regular meeting held on **(1/11/2022)**,

WHEREAS, the Covenants, Conditions and Restrictions of Shadows of Ascension, require all homeowners of real property within said community to abide and adhere to all rules and regulations as outlined, and

WHEREAS, said Covenants, Conditions and Restrictions provide the Association's Board of Directors with the power and authority to take necessary action to enforce the rules and regulations as outlined, and

WHEREAS, the Board of Directors deems it to be in the best interests of the Association and all the Association's members to establish policies and practices relative to the Association's rights.

**WHEREAS**, the Board of Directors has fully discussed and considered this matter. NOW, THEREFORE, BE IT RESOLVED,

The board of directors does hereby establish a violation fine for ACC in the amount of \$250. Thirty (30) days after a notification of violation has been issued to owner, a fine in the amount of \$250 shall be applied to owners account if violation has not been remedied. If not remedied Thirty (30) days after said 2<sup>nd</sup> violation a fine in the amount of \$250.00 shall be applied to owners account and continuously each month thereafter until the issue is remedied.

**NOW, THEREFORE, BE IT RESOLVED** the board of directors does hereby adopt the following policy:

**VIOLATION ENFORCEMENT** Policy as outlined below:

1.) Determine that restriction has been violated per association governing documents/adopted resolutions (either via monthly site inspection or notification from member)

a. Once the violation is recorded, send the first violation notice.

- b. If violation has not been remedied/corrected after 30 days of first notice, send out second violation notice and issue another \$250 fine.
- c. If Violation has not been remedied/corrected after 60 days of first notice of, send out third violation notice and issue another \$250 fine.

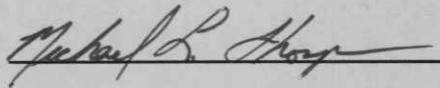
**BOARD NOTIFIED IF VIOLATION HAS NOT BEEN REMEDIED/CORRECTED  
AFTER NINETY (90) DAYS OF FIRST VIOLATION NOTICE**

- d. Need board approval in writing if legal action, such as injunctive relief, needs to be taken against violators.
- e. Once board has approved, convey requested legal action to appropriate legal counsel and turn over all required evidence of violation.

**BE IT FURTHER RESOLVED** IF the board shall retain the right to amend or repeal this resolution.

Executed this 17 of February, 2022.

Approved by Board of Directors at its board meeting.

A handwritten signature in cursive script, appearing to read "Michael L. Hayes", is written over a horizontal line.

## **BOARD OF DIRECTORS RESOLUTION**

### **SHADOWS OF ASCENSION HOMEOWNERS ASSOCIATION, INC.**

#### **HOLIDAY DECORATIONS ENFORCEMENT POLICY**

Upon motion duly made, seconded and carried, the Board of Directors for Shadows of Ascension Homeowners Association, INC., adopted the following Resolution, at its regular meeting held on (7/21/2021),

**WHEREAS**, the Covenants, Conditions and Restrictions of Shadows of Ascension, require all homeowners of real property within said community to abide and adhere to all rules and regulations as outlined, and

**WHEREAS**, said Covenants, Conditions and Restrictions provide the Association's Board of Directors with the power and authority to take necessary action to enforce the rules and regulations as outlined, and

**WHEREAS**, the Board of Directors deems it to be in the best interests of the Association and all the Association's members to establish policies and practices relative to the Association's rights.

**WHEREAS**, the Board of Directors has fully discussed and considered this matter.

**NOW, THEREFORE, BE IT RESOLVED**,

**The board of directors does hereby establish, pursuant to section 9.31 of "Declaration of Protective Covenants for Shadows of Ascension", clarification of "time" of said restriction. Residents can display appropriate holiday decorations 30 days prior to holiday and must be removed 15 days past said holiday.**

**NOW, THEREFORE, BE IT RESOLVED the board of directors does hereby adopt the following policy:**

**VIOLATION ENFORCEMENT POLICY as outlined below:**

- 1.) Determine that restriction has been violated per association governing documents/adopted resolutions (either via monthly site inspection or notification from member)
  - a. Once the violation is recorded, send the first violation notice.
  - b. If the violation has not been remedied/corrected after 30 days of first notice, send out a second violation notice and issue a \$50 fine.
  - c. If the violation has not been remedied/corrected after 60 days of first notice,

- send out a third violation notice and issue a \$100 fine.  
d. Continue issuing \$100 fine every 30 days until remedied.

**BOARD NOTIFIED IF VIOLATION HAS NOT BEEN REMEDIED/CORRECTED  
AFTER NINETY (70) DAYS OF FIRST VIOLATION NOTICE**

- e. Need board approval in writing if legal action, such as injunctive relief, needs to be taken against violators.  
f. Once board has approved, convey requested legal action to appropriate legal counsel and turn over any and all required evidence of violation.

***BE IT FURTHER RESOLVED THAT*** the board shall retain the right to amend or repeal this resolution.

**Executed this (21<sup>th</sup> of JULY 2021).**

**Approved by the Board of Directors at its board meeting.**

A handwritten signature in dark ink, appearing to read "G. L. Smith", is written over a solid horizontal line.