



*Spring Newsletter*

## CHATEAU ESTATES CIVIC ORGANIZATION

*March 2023*

### **President's Message**

As CECO enters its 50<sup>th</sup> anniversary serving the Chateau community, several homeowners join the board. Officers elected last fall include Ted Berggren as Treasurer and Garey Mann as secretary. New area directors include Esther Nickolaus, Alison Rose Wolf and Jimmy Gros. Kerry Marcus resigned to fulfill work obligations, and I will fulfill the duties of President for the remainder of this year. We are fortunate to have dedicated neighbors who give their time to the board.

Spring is upon us, and the weather is great for tending to yard and home. The articles inside may provide some ideas. Gardening centers, hardware stores, spring festivals and just getting outdoors all compete for our attention. Remember the speed limit is 20 within our neighborhoods, and watch out for kids and adults outside enjoying the weather.

The CECO newsletter is published three times a year and is funded by our advertisers. Please consider our advertisers for your household and business needs. All provide a great service to our community.

Our first general membership meeting is Wednesday March 29th at 6:30pm at the Pavilion at Kenner City Park. Our program of speakers will include Jefferson Parish Sheriff Joe Lopinto. "In the area of education, James Garvey is our area's elected representative to the statewide Board of Elementary and Secondary Education and will present his perspective on where we are with Louisiana's school systems. In the area of Kenner's economic development, Jerry Bologna, Executive

Director of Jefferson Parish economic development authority will present on the new cooperative endeavor between JEDCO and the city of Kenner. All Chateau Estates residents are encouraged to attend.

In 1973 a group of Chateau homeowners created the 'Chateau Estates Improvement Association'. Several years later that was renamed as a civic organization. CECO is a registered nonprofit composed of members and an elected board operating under member approved bylaws. Your \$35 annual membership supports the neighborhood. Please tell your neighbors to get involved and make a difference for Chateau Estates. Together we can maintain and enhance neighborhood quality of life and protect our property values.

We are all responsible for maintaining our community. From keeping your property in great shape and maintaining curb appeal to just being a good neighbor. We face ongoing challenges like speeding and door handles being pulled. I encourage everyone to lock car doors, check your lighting, consider a camera, and report anything that looks out of place to the Kenner Police Department.

Finally, I want to wish everyone a wonderful spring, take advantage of our area's festivals and parades, and enjoy the weather!

Rita Bezou  
President  
Chateau Estates Civic Organization



**CECO General Meeting**  
**Wednesday, March 29, 2023**  
**Pavilion at Kenner City Park**  
**6:30 Doors Open for Social Meeting**  
**7:00 Meeting Start Time**

**Speakers will include**  
**Jefferson Parish Sheriff Joe Lopinto**  
**James Garvey, District Representative to**  
**state BESE Board**  
**Jerry Bologna JEDCO Executive Director**

***Bring a Neighbor – light refreshments***  
***Unable to Attend? We will live stream on Facebook Page***

### **The Power of Buying Local**

Please buy local when possible including stores, services, gas, groceries and eating out. Kenner businesses are convenient and offer personalized service.



By buying local you keep sales tax that would go elsewhere coming to our city government. Half of the City of Kenner's annual budget is covered by sales tax income.

# RON JEWELERS

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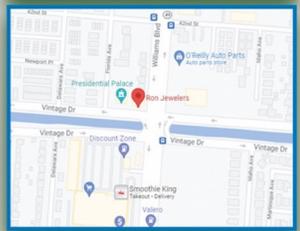
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## Birds of Chateau

Laurie Becker

According to the Audubon Society, 477 kinds of birds are seen in Louisiana including those that migrate with the seasons and

those that are here year-round.

Some of our familiar year-round backyard birds include Blue Jays, Cardinals, Mourning Doves and Mockingbirds. The American Robin, often considered the sign of spring has been in our area since January and is now migrating north. Many birds migrate to South America for the winter and in the spring pass through our area on their way north. The Purple Martin began passing through in January. Hummingbirds, the Indigo Bunting, Orchard Oriole and Chimney Swifts will soon begin migrating through our area after wintering in Mexico.

You can lure many year-round and migratory birds to your yard by providing feeders. For good general feeding, try to include one or all of the following: safflower seeds, black oil sunflower seeds, Nyjer thistle, suet and crunchy peanut butter. Some, such as the Purple Martin and the Chimney Swift almost completely insectivorous. Some birds such as the Orchard Oriole eat nectar and pollen from flowers.

A great website to visit is [birdwatchingtips.com](http://birdwatchingtips.com). Also, looking up different types of bird feeders and the different types of bird houses can be helpful and fun to brighten up your backyard for the spring and summer.



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## Dos and Don'ts for early Spring Gardening

Jeanette Rousell  
Landscape Designer



Our winter season is coming to a close and our gardens will soon need spring cleaning, so here are some very important spring tasks:

**Do Make your Bed:** all the garden beds will need to be cleaned of debris, weeds and edged. You can hand weed but make sure to pull from the roots, otherwise, use a weed killer. Note, the chemical is absorbed through the leaves, not the roots or soil, so you must spray directly on them.

**Don't:** spray when the temperature is below 45 degrees and when rain is expected. Weed killers need at least 8 – 24 hrs. hours to be absorbed for best performance.

**Do Dress your beds:** top dress garden beds with a 2-3" layer of mulch. Pine needles are the most economical and safe mulches for our homes. Mulching will not only keep weeds down but also help retain moisture.

**Don't:** use any impermeable weed barrier on top of the soil as this can smother the roots and prevent the transfer of moisture. If needed, use breathable landscape fabrics.

**Do prune away...carefully:** deciduous and evergreen shrubs may need to be pruned to maintain a neat appearance and keep in bounds. Shape as needed and remove any dead or damaged limbs. Prune only those varieties of shrubs that bloom on new wood. Ornamental grasses that have finished blooming can be cut down 6-12" off the ground allowing fresh new growth to spring forward. Spreading liriopie that has brown edges can also be trimmed down with great results.

**Don't:** prune any shrubs that bloom on old wood such as hydrangeas, gardenias, azaleas etc. or you will be removing the flowers.

**And don't forget... it's also time to feed your plants!**

AGATHA CHRISTIE'S

# Murder on the Orient Express

ADAPTED BY KEN LUDWIG

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## Fire Safety in the Home

Tom Tatar

The National Fire Protection Agency regularly reports causes of fires in homes. Consider these tips to protect your family and your home.

**Half of home fires come from cooking.** A routine part of our lives, it's easy to forget the dangers. The leading causes:

- 1) Unattended cooking. Most fires start with range tops and items such as wall coverings and bags.
- 2) Electric ranges can be hard to judge and cause more fires and more injuries than gas ranges.
- 3) Cooking with oil causes half of household fires. When frying or broiling with oil, give continuous attention.

**Heating equipment cause 14% of home fires.** Misuse of space heaters is the major source of deaths from fires.

**Problems with electrical distribution cause one in ten fires** Conditions that make these fires possible can occur long before a fire occurs from wiring installed or repaired incorrectly, to overloaded receptacles and extension cords.

### **Tips to improve home safety:**

1. Install and maintain smoke detectors.
2. Clean your range hood filters every 2-3 months.
3. Keep an ABC portable fire extinguisher in or near your kitchen. Never douse a grease fire with water.
4. Have all electrical work done by a qualified electrician.
5. Call an electrician if you have problems with breakers tripping, a tingling sensation touching any electrical appliance, a burning smell, or flickering/dimming lights.



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## Interior Lighting

Sharon Kochera, Realtor



Interested in giving the interior of your home a fresh, new look but not in projects that require knocking down walls or major remodeling?

Often overlooked when redecorating, lighting plays an important role in bringing out the best of your home. The right lighting can help decorate your home in style, bring life to lesser-used rooms, and help small spaces appear bigger. Here are some tips to transform your home.

- **Pendant Lighting Is In.** It's perfect over a kitchen island or to make a small room with a tall ceiling feel larger.
- **Spread the Light Around –** One lamp or light in the center of the room just isn't enough, and spreading light around is an easy way to make a room feel bigger.
- **Ceiling Fan or Chandelier? –** To bring new life to a den, living room, or master bedroom consider a chandelier instead of a ceiling fan. This will provide plenty of light while serving as a centerpiece. Of course, chandeliers are a great, classic choice for dining areas.
- **Lovely Lamps –** Lamps show your sense of style and accent your interior design. Since you can move them around, lamps also spread light around the room.
- **Bring Light to Darker Places.** Dark corners and shadows can make a large room look small, so be sure each room has enough light to look its best.

Smart, stylish lighting choices can make such a difference in the interior of your home, and is often inexpensive compared to larger home improvement projects. Next time you're thinking about ways to re-imagine your home's interior, be sure that lighting is near the top of the list.

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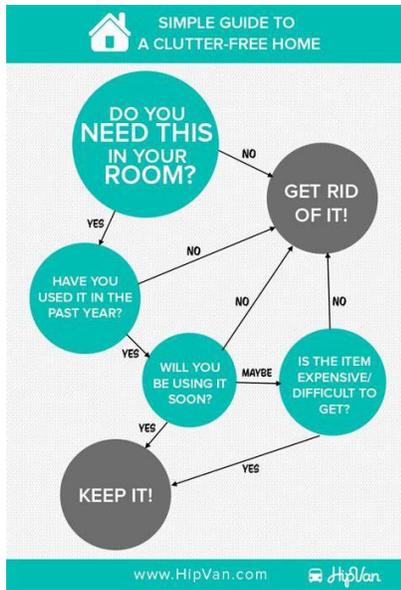
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**Put Saturday, April 8th on your Calendar**

Have unneeded stuff in the attic? Could your garage use a good going through? Maybe it's time to reclaim a bedroom or closet. *Give clutter the boot.*

A clutter-free home makes it easier to find what you need when you need it. Make your home a place where everything fits comfortably and is easier to clean. Save money by not buying bins to organize stuff you might not need. Here are some ways to donate or dispose of items.



1. **CECO has arranged a Goodwill pick up day for Chateau Estates on Saturday, April 8<sup>th</sup>.** Call or text Paris Holmes at 310-988-9921 the week ahead of time to schedule pick up and what they will be picking up. *Goodwill employees are NOT allowed to enter homes, items have to be brought outside so they can load on their truck.* See [www.goodwillno.org/donate/](http://www.goodwillno.org/donate/) for a list of items Goodwill can and cannot take.
2. **Goodwill has a convenient drop off** at their store – it's one mile away and open 9-8 weekdays and 10-6 weekends
3. **Curbside pickup guidelines** are on the city website.
4. **Kenner has a free waste drop off station** Saturday & Sunday from 9-3. Bring your license to show residency. The Jefferson Parish drop off station on David Drive is open weekdays (be prepared to pay a small fee)



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**An Update from District 4 City Councilman George Branigan**



**New Businesses** The Dog Stop opened last month next to Club4Fitness. Wing Stop will be opening next to 5 Guys Burgers this summer or fall. These are great businesses for District 4 and put empty space back in commerce. The Esplanade Mall has new owners and they plan to break ground in the Fall 2023.

**The Curbs project** is wrapping up with 4400 linear feet of curbing replaced throughout District 4. The total cost is \$162,800 I hope you can see the improvements through each of the neighborhoods that you live in.

**The Duncan Canal project** is complete. The bump in the road has been smoothed to standards and DOTD has negotiated down change orders by about \$1.5 million.

**On West Esplanade** please help avoid blocking entrances to Cannes Brulee and the turning lanes into Walgreens. New signage and white lines have been put up.

**The increase in panhandlers at intersections is a problem.** Slidell tried to stop a similar problem was fined \$25,000. We are working to find a solution but it's going to be tough. I hate to be mean but if people stop giving money it will fix itself.

**Muss Bertolino playground** I've secured a \$1 million LED re-lamp of lighting of the playing fields that will reduce lighting utility cost by 60%. I want to thank PSC Commissioner Eric Skrmetta for this re-lamp. Also Councilman Impastato has arranged \$2 million in parish funds to improve the fields. We are in the design stage for these upgrades and Recreation is moving in a positive way.

As always, We're a phone call away, 504-450-1988 (mobile), 504-468-7251 (council office). Jessica & I are here to assist you. **I hope you know how much I Love being your Councilman!!!!**

**Book Sale - Pontchartrain Center**  
Friends of the Jefferson Parish Library conduct their annual book sale April 14-16. There will be 65,000 books, CD's, DVD's audiobooks, records and puzzles. Admission is free and proceeds go to the JP Library.



If you would like to donate such items, they can be dropped off at the JP East Bank Library at 4747 West Napoleon in Metairie Tuesdays and Thursdays from 9 am to 1 pm.

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## Fair Weather is Here Curb Appeal Checklist



Spring is here. It's an opportunity to enjoy the weather and do any catch up on work needed on our yards and homes. Life in the deep south brings challenges to home maintenance. These ideas may help.

**Roof:** Check your roof, vents and roof stacks for any damage including remaining from Hurricane Ida.

**Gutters:** Be sure your gutters are clean and well fastened. Be careful on the ladder! There are hose attachments that can help clean your gutters.

**Do a Thorough Cleaning.** Wash windows, power wash driveway, and sidewalk.

**Clean siding of green algae.** Hire a contractor. If you buy or rent a pressure washer, know it's strength. These tools can do damage if not handled properly. Follow instructions when using cleaning detergents.

**Entrance to your home.** The entrance to your home can help or hamper curb appeal. Check your front door, prep and paint if needed. Check doormats. Consider updating your exterior lighting. Add some contrasting color!

**Shutters, Soffit and Fascia.** The sun can fade the look of your house. If your wood needs attention, a little time with a paintbrush can work wonders.

**Mailbox.** Make sure your mailbox post is straight, correct height and not faded by the sun. A fresh coat of spray paint can make a difference. While you are at it, check your house numbers.

**Curb and street in front of your house.** Raking, sweeping and removing litter improves curb appeal. Broken curbs that allow weeds and grass to grow through the cracks can be addressed with a weed killer.

**Tidy your landscaping and add some color.** See Jeannette Roussell's tips on spring work to improve enjoyment of your property.



## State Legislative Session Debbie Villio, State Representative

One of the concerns on the minds of homeowners is how can we reel in rising insurance rates. We are all frustrated by cost increases that seem to be unbridled. As your legislator, I recently spent five days in special session focused solely on how to protect us from escalating insurance costs. At the request of Commissioner of Insurance Jim Donelon, a proposal on the table was to set in to motion a \$45 million funding bill that would incentivize qualified insurers to write policies throughout Louisiana. The bill passed 90 to 8 in the House and 37 to 1 in the Senate.

The fact is that four storms swept into Louisiana over the 2020 and 2021 hurricane seasons. That exacerbated the insurance crisis in Louisiana. Some insurance companies went insolvent, and others stopped writing policies in the state following a deluge of claims.

Under the program passed, qualified companies will be awarded grants between \$2 million and \$10 million. In return, those insurers must provide 100% matching funds for the grant. The grant bill is expected to reduce the strain on Louisiana Citizens by as many as 40,000 policyholders. Citizens, the state's insurer of last resort, has already experienced rate hikes by as much as 63%. This is a small step toward adding more insurance companies to write policies, adding more competition, and hopefully lowering rates. But there's so much more that needs to be done, and I will keep you posted on the progress we make to bring the insurance costs back to a reasonable level.



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## Keith Conley Kenner Chief of Police

As 2022 bids us farewell and we march into 2023, I thought I would take this opportunity to give you an end of the year report

on your Kenner Police Department.

Working with the Mayor and Council, we were able to enhance technology by replacing aging computers in all units and administrative offices, procure new portable radios, upgrade Tasers, and provide body cameras for all officers. Our vehicles are well maintained but over 70% of the fleet has over 100,000 miles. We have a plan to add new vehicles as we move forward.

Crime cameras are a valuable tool and we have 55 new cameras across the City. These advanced cameras have helped solve property crimes across the City. We are part of a network of cameras across the region and linked with over 50 agencies.

Our most valuable assets are the men and women who serve our residents. All divisions work together to make Kenner the

safest city in Louisiana! To improve recruitment and retention we increased pay for incoming officers, as well as all employees and launched an aggressive recruitment campaign.

Kenner is a safe city, however working together we can make it even safer.

First, lock your vehicle doors and NEVER leave a firearm in the vehicle. Over 90% of the vehicle burglaries in Kenner are through unlocked doors. Home surveillance videos have shown over and over again burglars going from parked car to parked car pulling door handles until they find a vehicle unlocked. Please continue locking your vehicle's doors.

Second, if you see something, say something! See or hear anything suspicious or just out of the ordinary? Call 9-1-1. KPD response time for an emergency is under 3 minutes. Your calling helps us prevent a crime, or jump a crime in progress rather than have you or your neighbors victimized.

Please follow us on Facebook, Instagram, and Twitter @Kennerpolice and keep up with the great work the men and women of KPD do - and they do it FOR YOU!!!!

### Gun Safety in the Home

Four in ten households in the U.S. have least one gun in their home. Safety in the home is paramount. Here are some suggestions for safety around the home.

- Devices such as biometric safes help protect others.
- Three out of four kids (including under 10) living in a house with a gun know where the gun is, even when parents think they don't.
- Tell your kids what to do if they come across a gun outside the home: **Stop! Don't touch, leave the area, tell an adult.**
- If you, or someone in your home is new to gun ownership, take a creditable safety course and practice skills that minimize risk of accidental discharge. Be familiar with the laws that pertain to owning and carrying a firearm.
- Car burglary is a contributing factor in illegal guns reaching the street. Always avoid leaving firearms in your car.

**SOLD**

### Chateau Market Update – Sales

This market update is courtesy of realtor Sharon Kochera and represents sales of single family homes October 1 through February 18, 2023.

|                          | <u>Per Sq. Ft</u> | <u>Sale Price</u> |
|--------------------------|-------------------|-------------------|
| 4208 Bordeaux            | \$81.27           | \$227,000         |
| 4241 Loire               | \$136.67          | \$265,000         |
| 1001 W Chateau Lafitte   | \$161.84          | \$285,000         |
| 936 Tavel                | \$143.733         | \$318,500         |
| 2 Rue St. Louis          | \$150.94          | \$320,000         |
| 4232 Beaujolais          | \$72.34           | \$340,000         |
| 1 Rue St. Louis          | \$132.33          | \$350,000         |
| 4257 Rhone               | \$163.91          | \$377,000         |
| 26 Chateau Palmer        | \$174.04          | \$535,000         |
| 30 Chateau Latour        | \$143.75          | \$575,000         |
| 15 Chateau Rue Du Jardin | \$138.16          | \$680,000         |

Average sale price \$380,179 and was 95% of asking price. Houses averaged 35 days on the market, with five of twelve selling in less than two weeks.

### Safety on Residential Streets

With the return of fair weather, more residents and children are out playing, walking and biking. The speed limit is 20 mph throughout the Chateau neighborhoods and 25 MPH on Chateau Blvd and Vintage Drive.



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**Chateau Estates General Meeting**

Wednesday March 29<sup>th</sup>, 2023 7:00 PM

**Presenters**

**Jefferson Parish Sheriff Joe Lopinto**  
**BESE District Representative Jim Garvey**  
**Jerry Bologna JEDCO Executive Director**

Doors open at 6:30 PM  
Come Early and Meet Neighbors  
Pavilion at Kenner City Park  
Corner of Loyola & Vintage

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**2023 Membership**  
**Annual Dues: Still Just \$35**

Please pay over Pay Pal on Chateau-Estates.org. You do not need a PayPal account. Or bring a check to the March 29<sup>th</sup> Meeting, or mail to:

**CECO**  
**PO Box 640633**  
**Kenner, LA 70064**

Member 1: \_\_\_\_\_ Member 2 : \_\_\_\_\_

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Address: \_\_\_\_\_

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Meeting notices and other information is sent by email. If your email address has changed, please contact [Civicorg@chateau-estates.org](mailto:Civicorg@chateau-estates.org). Your email address will be used for CECO business only. Interested in participating? Let us know!

Board Member

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