



Summer Newsletter

CHATEAU ESTATES CIVIC ORGANIZATION

July 2023

President's Message

With the 4th of July and fireworks behind us, we are in the heart of summer vacation with time for leisure activities, family trips and relaxation by the beach or pool. Kids are on break and families are enjoying time together. Saints football is around the corner.

The summer general meeting is next week. Come at 6:30 for a meet and greet with your neighbors. Representatives of the LA Department of Insurance, Coast Guard Auxiliary, ABC Alarm, and Orleans Audubon Society will be present at that time to answer questions on insurance, boating safety, security systems, and backyard habitat for birds.

The speaker program begins at 7:00 p.m. with a city government presentation on funded public capital projects, roads and public infrastructure. City and JEDCO officials will also provide an update on Kenner economic development priorities including airport related development, Laketown, the Esplanade Mall and Rivertown.

Insurance has been a major state issue this year, the focus of a special legislative session earlier in the year and acts of the regular session. State Representative Debbie Villio will discuss highlights of the regular session including insurance matters. Representatives of the Louisiana Department of Insurance will wrap up the program with an update and Q&A on Fortified Building Program, consumer advocacy and the overall insurance market in Louisiana.

August brings about the peak of the hurricane season. Weather forecasters expect an average year; one storm is all

it takes. Plan ahead for the safety of your family and protection of your property. Tom Tatar has reminders on preparation inside. With the warm summer, Jeannette Roussel has an article on the sounds and benefits of adding a water fountain to your back yard.

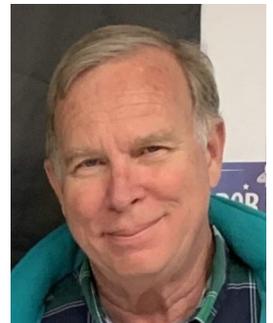
The October 14th primary election approaches and includes parish offices, representatives to the state House and Senate and state office including election of a new Governor, Insurance Commissioner and the PSC and BESE Board. CECO is planning a public debate or forum on selected elections and will announce an event in mid-August.

A reminder, short term rentals booked through internet sites like VRBO or Expedia are illegal in single family homes in Chateau Estates under the municipal code.

If you have renewed your annual membership, thank you! If not, please go to www.Chateau-Estates.org and click the membership button or use the form inside this newsletter.

On behalf of your civic organization, best wishes to you and your family for a safe and happy summer season.

Bob Bales
CECO President



General Meeting - Wednesday, July 19, 2023

Pavilion at Kenner City Park - Doors Open at 6:30pm

Networking and Social Meeting— 6:30-7:00 pm

Meet neighbors. Light refreshments will be served. *Do you have questions on insurance, home alarm systems, bird habitat or current boating safety requirements? representatives of these organizations will be present to provide information and answer your questions.*

- Louisiana Dept. of Insurance
- Orleans Audubon Society
- Coast Guard Auxiliary
- ABC Fire & Burglar Alarm

Speaker & QA Program at 7:00 pm

- *City capital projects and economic development - City of Kenner Office of the Mayor*
 - CAO Mr. Jose Gonzales
 - Deputy CAO Ms. Aimee Vallot
 - Deputy CAO Ms. Natalie Newton
 - JEDCO Representative
- Past legislative session - State Representative Debbie Villio
- Property Insurance Update – LA Department of Insurance



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The state primary election is October 14. Races not decided then by majority vote will be determined by the November 18th General Election.

Elections on the October 14 ballot include:

1. Jefferson Parish President
2. Jefferson Parish Sheriff
3. Jefferson Parish Council District 4 and Council At Large.
4. Louisiana Legislature: State Representative and State Senator
5. PSC representing our area.
6. BESE Board representing our area.
7. Statewide: Governor, Lt. Governor, Insurance Commissioner, Attorney General, State Treasurer and Secretary of State.

CECO is planning a public debate or forum on selected elections. The date will be announced in mid-August after qualifying ends.

Edward Jones



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An Update from District 4 City Councilman George Branigan



The newly resurfaced roads on Williams Blvd look great, it's a pleasure to drive on them. If we could just get the people that litter to stop throwing their trash out of the window, that would help keep our city clean.

Business growth at Chateau Blvd and West Esplanade. Wing Stop is going to open next to Five Guys. The Dog Stop is operating fully. Locations remodeling include Starbucks and Copelands this summer.

The Esplanade Mall The new owners are working with city Planning and Code Enforcement to determine what they want to do will work at this location. A grocery store, retail stores, entertainment venues and residential at this location will bring it back into commerce. We are keeping eyes on this project to make sure what is done is best for the city

Beautification of the Chateau I want to thank the Chateau Estates Garden Club for keeping the gardens looking great. The city of Kenner does not have the manpower to keep the gardens in tip top shape. Your help makes a giant difference in the look of our city. THANK YOU!!!

Curb Project Phase 1 is complete and a Phase 2 is planned. If the curb in front of your home is damaged, please send a picture with the address to district4@kenner.la.us so it can be added to Phase 2.

People on corners asking for money. This is a sad situation. I have had many requests to have these people removed, however asking for money has had protections in other cities. Regardless, please remember it is OK to say no to panhandlers.

Kenner is a safe community. We are lucky to have a Police Department and Fire Department to help keep it that way. If something is out of order, make the call. Cameras throughout Kenner know every car that enters and exits Kenner.



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**THE ELECTIONS ARE COMING!
THE ELECTIONS ARE COMING!**

BE AWARE and BE PREPARED
Rita Bezou, CECO Vice President

As most are aware, our government holds elections regularly. This year's fall elections are rapidly approaching, and we, as citizens, need to be prepared.

Some say voting is a privilege, others a right and to many it is a duty. I contend it is all three and should be taken seriously by all citizens. Why? Our nation is built on a democracy, meaning citizens have a say in the way it is run.

Elections give citizens: a voice in the government, an opportunity to make changes, protect rights and liberties, and a way to hold our leaders responsible. And, YES, every vote does count.

What elections are on our Fall 2023 ballots? Statewide offices including governor, representatives to the state legislature, parishwide officials, the state board of education and the public service commission.

Who can register to vote? One must be: 18 years of age and a citizen of the US and the parish in which registering. Information on registering, requirements, voting dates and ballots may be found on the LA Secretary of State's website: GeauxVote.com.

How should one prepare to vote? 1) Research the candidates. Check his/her biography and voting record to see if they go along with your preferences. 2) Attend functions where candidates are speaking to become familiar with their platform. 3) Support candidates you prefer by volunteering and/or contributing to their campaign fund (4) Promote voting to your friends and neighbors.

How may one vote? You vote early, by mail, or on election day. See GeauxVote.com for more information.

REMEMBER: Whether one is happy or discontent with the way our government is run, give feedback through participating in election of your representatives.

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The Sound of Water
Jeannette Roussel
Landscape Designer



Many gardens are thoughtfully laid out to elevate the sense of sight and smell but to further enhance the outdoor experience add the soothing sound of water.

Fountains, whether a small plug-in version tucked away or a grand tiered focal feature, can easily transform any space from humdrum to magical. Here are design ideas to consider for a successful end result:

Function: Think purpose- are you trying to add a focal point in the garden or drown-out the neighbor's AC units. Place the fountain along a sightline if a visual impact is needed. If trying to suppress urban noises locate the fountain closer to a sitting area.

Style: Choose a fountain that coordinates with your own garden style, whether formal or naturalistic. For formal gardens, statues or tiered classical fountains are appropriate. For a more relaxed style, artistic metal fountains or repurposed urns are a good fit. Self-contained units with no exposed water are a simple solution to prevent mosquito issues.

Scale: This is a critical design consideration. Measure for width, height and depth and allow for placement of plant material or decorative rock around the fountain to nestle it into the garden. Too big or too small will either overpower the space or lose its purpose.

Plants: Plant materials are essential in helping unify the garden, whether as borders or backdrop to these water features. Choose smaller size plants for borders and large textural plants for backdrops. Do remember that larger fountains create a splash zone, adding a river rock rim or other hardscape can alleviate this problem.

Maintenance/Safety: All fountains will need access to an electrical outlet for the recirculating pump and make sure you can reach it for maintenance or repairs. Harmful algae can develop in the basin and mosquitoes are attracted to standing water, so regular cleaning is required.



Birds of Chateau
Laurie Becker

Did you know that there are seven types of doves in Louisiana? There is the Mourning Dove, White Wing,

Eurasian Collard, Ringed Turtle-Dove, Rock Dove also known as the Common Pigeon, Common Ground Dove, and Inca Dove. The last two are protected; all others are game birds.

The Mourning Dove is the species we commonly see around Chateau Estates. They generally reuse the same nest site every year if they have raised a successful brood there. Their coo which may sound sad, is the reason they are called Mourning Dove and can be a signal of the dove beginning its nesting habits. The Mourning Dove is about twelve inches long. They are soft gray-brown in color with black dots on their wings and a single black spot behind and below the eyes.

Mourning Doves are primarily seed-eaters. The best feeder is an open platform feeder or you can scatter seeds on the ground. Mourning Doves like to "stockpile" for digesting later, so they may seem to be eating the seeds but they are actually stockpiling them. They mate for life and most nests usually have just two eggs. Mourning Doves that live in warmer regions do not tend to migrate as do the ones that live in colder regions.

If you are a bird enthusiast or want to learn more about making your yard bird-friendly come to the July 19th social hour at 6:30 to talk with representatives of the Orleans Audubon Society. Enjoy!

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For more information regarding Chateau's types of membership and banquet facilities, please call or email.

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Talkin' Trash

Don't let your trash cans steal the spotlight from your beautiful home! Keep trash in it's place!



Under municipal code dumpster cans should go curbside not before 3:00 pm the day before pickup, and brought in no later than 10:00 pm the day of pickup. If you will be out of town you may want to ask a neighbor to help!

When not at the curb for pickup, place cans behind the front line of your house. Trash cans should not be stored in front of your garage! If your home is on a corner, please place the can behind a fence.

Details for pickup of debris are on the city website. Search for garbage and recycling. If you have a contractor working on a city permit be sure they haul off debris from the job. Contractor debris left curbside can result in a city violation being issued.

Yes, Kenner has a debris drop off station. The drop off site is 1803 23rd Street and is open to residents with a Kenner address from 9 am – 3 pm Saturdays and Sundays.

Recycling is back. For questions on recycling go to the city of Kenner website and search for recycling.

The city website with details on trash, debris, and recycling is at www.kenner.la.us/346/garbage-details.



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Hurricane Season has Arrived

Tom Tatar, North West

Hurricane season has arrived - are you and your family prepared? Because we live in an area where hurricanes can occur, we need to protect our loved ones, our home, and our possessions.

The key to reducing the risk of damage to your home and vehicle is to begin preparing now.

Have an evacuation plan: Make sure everyone knows how to get out, where to go and who needs help.

Create an emergency kit: Know what to include like a flashlight, duct tape, first aid kit, water, rope and batteries.

Keep your documents safe: Have digital backups of financial, medical and legal documents, and use a fireproof safe.

Insurance: Check with your agent for important details of homeowners and flood such as ACV versus replacement and your deductible.

Inventory your belongings: Document your belongings to make sure your stuff is covered.

Review your health plan: Know how to get the right help if you're sick or injured when you've been displaced.

This is a checklist to help prevent or reduce damage to your home and belongings ahead of time and when a storm approaches.

- Secure weak or damaged carports or other structures. Use appropriate braces and anchors to connect to the foundation or slab.
- Secure weak or loose fencing. Trim trees and shrubs of any weak or overgrown limbs and branches.
- Prepare and test your generator. Store generator fuel in approved safety can outside the home.
- Cover windows with storm shutters or plywood. Don't tape windows, it doesn't protect them.
- Close the garage door and all interior and exterior windows and doors to help compartmentalize the pressure inside the home into smaller spaces. This reduces the pressure on the roof and helps it stay intact.
- Secure outdoor items, such as lawn furniture, potted plants and tools. Clear debris from gutters, downspouts and storm drains to direct water away from your home.



For more information on mitigation and business planning see Louisiana's website at www.getagameplan.org.

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Fire Prevention and Safety
Sharon Kochera, Realtor

A fire in Chateau Estates reminded many of the risk of fires. Kenner's Fire Department has a class 1 rating and at this time a free smoke detector program. Preventing fires in the home is crucial. Here are some basic rules:



Install smoke detectors on every level of your home, including inside and outside bedrooms. Test regularly and replace batteries as needed.

Keep at least one fire extinguisher on each level of your home, particularly in the kitchen. Know how to use.

Create an escape plan for your family and ensure everyone knows the evacuation routes. Practice the plan regularly, especially with children.

Handle flammable materials carefully: Store flammable liquids like gasoline, paint, and cleaning products in well-ventilated areas away from heat sources. Follow the recommended storage guidelines.

Don't leave cooking unattended especially when using the stovetop. If you must leave the kitchen, assign someone to watch or turn off.

Electrical safety: Avoid overloading electrical outlets and use surge protectors when necessary. Replace damaged wires promptly and avoid running cords under carpets or rugs. Have appliances like furnaces professionally cleaned and serviced to prevent potential fire hazards.

Remember, fire prevention is everyone's responsibility. By following these basic rules, you can significantly reduce the risk of fire and protect your home and loved ones.

Kenner's fire department Class 1 rating may make you eligible for a homeowner or business insurance rate reduction. Check with your agent. The certificate is on the Kenner website.

The Kenner fire department presently has a program for free smoke detectors. Call 504-468-4000 for information.

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Reduce Risk of Property Crime
Alton McFarland
NW Area Director



Several members of CECO recently sat down with Kenner Police Chief Keith Conley and members of his staff including Community Liaison Officer Ninoska Guggenheim. Here are some tips to reduce risk of crime against property.

Get to know your neighbors. The stronger your community is, the safer it will be. Introduce yourself to the people on your street and get involved in community events.

Keep your property up. Investing in curb appeal lessens the danger of crime. The physical surroundings of your neighborhood may influence a criminal's risk estimate.

Make sure you have visible house numbers so emergency personnel can find your address.

Step across the street or down a couple of houses and look at the security of your home, including at night.

Don't make theft easy. Lock car doors at night and never leave a gun in your car. Don't leave bikes and tools out unprotected. Find a place for post and parcels. Lock gates.

Consider security cameras including ring cameras with the ability to upload images to the Kenner Police Department. Leave a light on at night. Consider motion-activated lights.

Don't let burglars know when you are away. Avoid posting vacation plans or other personal information on social media.

Traffic Matters! Once you enter your Chateau subdivision the speed limit is 20 MPH. Please stop at stop signs and watch out for children who are out of school. Speed limit on Vintage is 25mph, on Chateau Blvd 35 mph.

Report suspicious activity when you see it! If you see something that doesn't look right, report it to the police immediately. You could be preventing a crime from happening.

The new KPD app can be added to your smart phone by scanning the QR code below.



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Summer Safety for Your Children

Keith Conley
Kenner Chief of Police

During summer vacation, there is less structure to your children's days and more opportunity to find themselves in unsafe situations. Summertime can be safe and fun if children understand the rules that can keep them from harm's way.

Please don't assume your child knows all these simple rules. It takes one forgetful moment for a tragedy to occur. Please review these tips with your children now and over the summer.

The best way to keep a child safe is for parents to be observant and good listeners. Get to know their friends, learn about their activities, and spend time talking with them every day. Working together, we can keep children safe.

- Teach your kids the "check first" rule. Before going anywhere, they need to check with you or the person in charge.
- Explain to your children that they must never go to movies, malls, public restrooms, or parks alone.
- Ask your kids to be careful where they play and to stay away from pools, canals, and lakes unless with a trusted adult.
- Remind your kids not to play on busy streets or deserted areas.
- If your child is home alone, he or she must always keep the door locked. Never tell anyone who calls that they are home alone. Leave emergency numbers with instructions to dial 9-1-1 in case of an emergency.

CECO Officers and Area Directors

The calendar year 2024 CECO Officers and area directors will be elected by members at the November 15th Annual Meeting. Nominations are:

President	***Open***
Vice President	Rita Bezou
Secretary	Garey Mann
Treasurer	Ted Berggren

Area Directors

South West	Ron Updegraff
	Open
South East	Brad Bohannon
	Esther Nickolaus
North East	Sid Bullard
	Terrence Duffy
North West	Alison Rose Wolf
	Alton "Mac" McFarland

Participation is a great way to contribute to the community and stay informed on issues. To nominate yourself for officer or area director ahead of the November meeting or learn more contact civicorn@chateau-estates.org.

- If your child frequents the Internet (including but not limited to social media, message boards, gaming sites, or chat rooms), advise him or her not to provide any personal information (home address, telephone number, family details, etc.) to anyone unknown.
- Teach your kids not to get into the car with anyone but you and trusted friends.
- No matter the length of your journey, please buckle up everyone in your car at all times.
- All bicycle riders should wear helmets and ride with traffic on the right side of the road.
- If you own a gun, keep it out of sight and reach of children. Always keep it unloaded. Teach your kids the four basic rules of gun safety education: stop; don't touch; leave the area; tell an adult.

YOU HAVE WHAT IT TAKES

The Kenner Police Department is recruiting to fill several positions. Corrections, Communication, and Police Officers are all needed. The Kenner Police Department offers competitive salaries and great benefits such as paid health and life insurance, paid vacation and sick leave, 15 paid holidays a year, pension retirement and incentive pay for bi-lingual officers and employees, incentive pay for a scheduled shift overnight.

We know "YOU HAVE WHAT IT TAKES" so take the next step. Visit our web page at www.kennerpd.com, call our recruiters at (504) 712-2299 or TEXT "KennerPDJobs" to (504) 788-2614.

Chateau Estates Market Update – Sales

This market update is courtesy of realtor Sharon Kochera and represents sales of single family homes April 20, 2023 through June 8, 2023

	Per Sq. Ft	Sale Price
34 Normandy	\$93.89	\$172,000
4157 Montrachet	\$161.20	\$285,000
4228 Loire	\$135.32	\$295,000
4149 Rhone	\$165.42	\$310,000
9 Normandy	\$142.00	\$355,000
53 Brittany	\$174.99	\$361,000
19 Rue Dijon	\$122.51	\$369,000
721 Champagne	\$168.18	\$370,000
4241 Loire	\$175.93	\$380,000
73 Chateau Mouton	\$147.59	\$428,000
26 Chateau Trianon	\$135.24	\$500,000

Average sale price \$325,308 and sold for 98% of asking price. Houses averaged 39 days on the market, with five of twelve selling in less than two weeks.



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Chateau Estates General Meeting

Wednesday July 19, 2023 7:00 PM

Presenters

**Kenner Office of the Mayor
State Representative Debbie Villio
Louisiana Department of Insurance**

Doors open at 6:30 PM for Neighbor Meet & Greet
Pavilion at Kenner City Park
Corner of Loyola & Vintage

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**2023 Membership
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Please pay over Pay Pal on Chateau-Estates.org. You do not need a PayPal account. Or bring a check to the March 29th Meeting, or mail to:

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

Board Member

Help with Meetings

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