



Fall Newsletter

CHATEAU ESTATES CIVIC ORGANIZATION

November 2023

President's Message

The days are getting shorter and the cold fronts more regular. We are past the trick-or-treaters, and thoughts turn to gathering around the table for Thanksgiving. Christmas is not far away.

Two new area directors have joined the board. Ira Snyder joins Ron Updegraff in representing Chateau South West. Todd Murphy joins Brad Bohannon in representing Chateau South East.

The annual meeting is Wednesday, November 15th at the Pavilion at Kenner City Park. Come at 6:30 for a meet and greet with your neighbors. Also present will be representatives of the Jefferson Performing Arts Center, All Seasons Tree Services, NOLA Outdoor Lighting, and Kenner's Garden Specialties. If you have questions about outside lighting, holiday performances, lawn, garden or tree care needs, come at 6:30. Light refreshments will be served. The regular program will start about 7 pm and will include election of next year's board, nominations are on page 2.

After the downed poles and power outages of Hurricane Ida and other storms, utility company hardening the electric grid has become a public priority. Entergy has filed a ten-year \$10 billion plan with the Public Service Commission to improve infrastructure and will review plans and answer questions.

The November 18th runoff election is days away. Rita Bezou's article summarizes the ballot including statewide

runoffs, constitutional amendments and the Kenner property tax referendum.

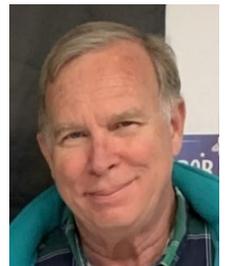
Plans are in to replace the Michalopoulos art at Chateau and Vintage taken down several years ago. Councilman George Branigan is planning to install a flag pole.

Look for more information on the NFIP/FEMA flood Community Rating System and it's relationship to homeowner insurance costs at an upcoming general meeting or perhaps a town hall.

If you have suggestions for CECO or community concerns please let us know through your area director, attend a meeting, or email civicorg@chateau-estates.org. The schedule for next year's board meetings and general meetings will be posted on the website in January.

Dues for 2024 are due! CECO relies on member dues and is all volunteer. Thank you for your support! Please use the membership form inside or go to www.Chateau-Estates.org. The QR code below will give you a quick connect to the CECO website membership page.

On behalf your civic organization, best wishes to you and your family for a safe and happy holiday season. Hope to see you at the meeting.



Bob Bales
CECO President

CECO Annual Meeting
Wednesday, November 15th
Pavilion at Kenner City Park - Loyola & Vintage

6:30 pm Social and Sponsors
Garden Specialties, JPAS Performing Arts, NOLA
Outdoor Lighting and All Seasons Tree Services

7:00 pm Annual Meeting
Annual Election of Officers
Entergy Infrastructure Plan
Bring a Neighbor – light refreshments

Paying dues on line is safe, quick and convenient. This QR takes you to the CECO membership page. There, "Click to Pay Dues over Paypal" and enter your email address. You can check out as a guest and do not need a Paypal account.



If you don't scan, go to Chateau-Estates.org and click membership.



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CECO 2024 Board Election

Officers and area directors for next year will be elected at the November 15th annual meeting. Nominations are:

<p>President</p> <p>Vice President</p> <p>Secretary</p> <p>Treasurer</p>	<p>Bob Bales</p> <p>Rita Bezou</p> <p>Garey Mann</p> <p>Ted Berggren</p>
Area Directors	
<p>South West</p> <p>South East</p> <p>North East</p> <p>North West</p>	<p>Ron Updegraff</p> <p>Ira Snyder</p> <p>Brad Bohannon</p> <p>Todd Murphy</p> <p>Sid Bullard</p> <p>Terrence Duffy</p> <p>Alison Rose Wolf</p> <p>Alton "Mac" McFarland</p>

To nominate yourself or a neighbor, come to the November meeting or contact us before hand at civicorg@Chateau-Estates.org. Nominations will be accepted from the floor.

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Parish Council Debates

On September 21st CECO sponsored debates for the Jefferson Parish Council District 4 and Council At Large races. The debates provided the opportunity for voters to hear directly from all candidates in a neutral setting and was open to the general public. The Pavilion was filled to capacity.



Debate questions were developed by a committee ahead of time. Topics included taxes, education, economic development, quality of life, lakefront development and the homeless in Jefferson Parish. Long time CECO moderator and attorney Michael Zsembik moderated the debates along with Stacey Allesandro with the advocacy group Citizens for a Better Kenner.

A candidate meet and greet was held before the debates. The event was co-hosted with the Kenner Business Association. Speaker time cues were managed by Alison Rose Wolf. The sound system was run by Bud Logan. Several news stations were present.

Parks and Rec Update

Discussion with the Mayor's office continues on a proposal for comprehensive planning for Kenner's parks and recreation. Plans are shaping up for an advisory committee appointed by the Mayor to develop a five-year strategic plan. The committee will be composed of representatives of civic associations and civic groups, schools, members of sports media and representatives of the Kenner business community, and will begin work after the first of the year.



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November 18th Ballot

Rita Bezou, CECO Vice President



Across the state one in three registered voters turned out for the October 14 primary election. The four voting precincts that include Chateau Estates saw a 22-25% turnout.

State Representative Debbie Villio and Senator Kirk Talbot were reelected without opposition. Arita Bohannon was elected JP Councilperson for District 4. Paul Hollis of Covington is new area BESE board representative.

The November 18th ballot includes runoffs between the top two candidates for State Treasurer, Secretary of State and Attorney General.

There are four constitutional amendments. Amendment #1 involves legislative bills vetoed by the governor and allows lawmakers to override vetoes while still in a legislative session. Amendment #2 repeals six special funds that are inactive. Amendment #3 allows parishes to give extra property tax exemptions to police, fire fighters and certain first responders. Amendment #4 would tighten spending rules on a state revenue stabilization fund.

The November 18th ballot includes a voter referendum on a City of Kenner proposal for increased property taxes.

Early voting is from Nov. 3 - 11 (excluding Nov. 5th and 10th) from 8:30 am - 6 pm. Locations are can be done at 408 Minor Street in Rivertown or at the Yenni Building in Elmwood Early voting accounted for one third of the votes in the October election.

This newsletter reaches 1,400 homes representing about 5,180 residents. For information on sponsoring an ad, contact civicorg@Chateau-Estates.org.

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Birds of Chateau

Laurie Becker

Snowy egrets are named for their beautiful, all-white feathers which includes distinctive long plumage during the breeding season. Their plumes were once highly sought by

the fashion industry which led to near-extinction in the late 1800s.

With protection, their population has recovered and their range has expanded. They are found along the gulf coast and the lower Mississippi Valley. Their typical habitat is around marshes, swamps, ponds and shores so the golf course ponds provide a familiar habitat. They nest in the spring and summer, typically 5-10 feet off the ground on a platform of sticks, sometimes on or near the ground. Both parents take turns incubating eggs and feeding the young.

They are known for their hunting technique of standing still and waiting for prey to approach. Using their specialized bills, their diet includes small fish, crustaceans, frogs, snakes and insects. Feeding in shallows, they will stir the bottom with their feet to startle prey into motion, sometimes appearing to dance in the water.

Snowy egrets are relatively quiet birds but can produce a variety of sounds including a low, hoarse croak during nesting season and softer calls at other times.

A member of the heron family, they can live 15-20 years. At maturity they stand two feet tall with a three foot wingspan. Similar birds we may see include the Great Egret, Cattle Egrets and the Little Blue Heron.



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Fall Gardening

Tony Favaloro

Garden Specialties

The most asked question in the past month is "What's wrong with my landscape?" and I have to fall back on the same answer time and time again, but that's the reality.

We have just come through the most brutal August we've experienced in recent memory and landscapes are still reacting to the stress of not just a lack of rain but the sustained high temps.

In our area we are seeing lots of lawn damage, woody ornamentals showing substantial die back, agapanthus, ginger etc. showing lots of leaf tipping. Even mature trees are dying. In some cases outside container plants, even though they have been well watered, have suffered because of the high temps affecting both the foliage and the roots and as a result of the container and the soil heating to the point that it caused root damage.

The positive side is that we are past the August and early September extremes and with some extra attention on our part most of the affected plant material will rebound.

Leaving the heat and turning our thoughts to fall and the holiday season, it is time to clean up summer damage, prune, shape, mulch and install fall annuals. For the lawn look out for brown patch.

George
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Tips to Reduce your Water Bill

Sharon Kochera, Realtor

Saving water helps reduce your water bill. Here are some tips!



Fix Leaks: The cost of a leaking faucet or running toilet can add up more quickly than you might think. Promptly repair any leaks in your plumbing, faucets and toilets.

Consider low-flow faucets and shower heads. These can reduce water use by half. Faucet aerators reduce flow rate while maintaining water pressure.

Dishwasher and clothes washer. Wait until you have a full load. Many modern appliances are designed to be water-efficient.

Consider a smart water leak detector. These can help protect your home when you are away and may lower insurance.

Water your garden and plants early morning or late afternoon. Mulch helps maintain moisture and reduce the need for watering. Soaker hoses or drip irrigation systems provide more efficient watering. Repair outdoor leaks, such as faucets, hoses or irrigation systems.

Educate your family! Be mindful of running taps and shower times that can significantly impact water usage.

Keep an eye on your water bill to identify unusual spikes that may indicate leaks or excessive water use.

By implementing these water-saving tips, you can lower your water bill.

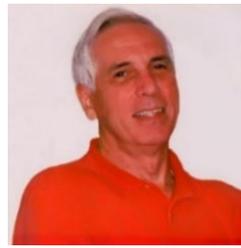
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Preparing for Fall

Tom Tatar, North West

While the days might still be warm, the nights are sure getting cooler - so now is the perfect time to get a head start on preparing your home for fall and winter.

Check for drafts: Look for damaged gaskets around windows and doors. Seal gaps with caulk or weather stripping. If you have single-pane windows, consider installing storm windows which reduce air leaks but cost less than upgrading to double-pane windows.

Check the heating system: Make an appointment with your HVAC contractor to check the furnace to make sure it is ready for the cold weather. This is not only for the energy efficiency of the unit but for the safety of the household.

Check the A/C filter: It is as important in the winter as in the summer. A clean filter helps the system run more efficiently. This should be monthly or quarterly depending on the filter you use.

Install smoke and carbon monoxide detectors. Carbon monoxide is a dangerous, colorless, odorless gas. It is important to have a CO detector installed on every level of your home.

Protect Pipes: Burst pipes are the most common cause of property damage. Insulate water lines on the exterior walls with foam tubes and faucet covers for very little cost so your water supply will be less likely to freeze.

Clean gutters and downspouts. Jammed gutters overflow causing water damage to soffits and fascia.

Check the exterior of your home for a facelift: Now is a good time to do those outside chores. Check the trim-work and siding for a fresh coat of paint. Clean up any debris that has accumulated around the house.

Plant annuals. Freshen up the flower beds to give your house an attractive look from the street.



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Kiwanis Club of Kenner North

Ira Snyder
SW Area Director



Kiwanis is a global organization of volunteers dedicated to improving the world one child and one community at a time.

For more than 30 years, the men and women in our club have been frying fish, monthly, at Chateau Living Center where we also hold a Christmas party for the residents.

We provide and serve food at the American Cancer Society's Patrick F Taylor Hope Lodge and provide bags of food to students at Chateau Elementary who are underprivileged.

We support reading rewards programs (Bikes for Books) at three area schools and have purchased and installed a "Little Library" on 31st street across from Woods Elementary.

We support and work with Kiwanis sponsored Key Clubs at Bonnabel HS, Haynes Academy, John Curtis Christian HS, and Crescent City Christian School. The Key Clubs are student led organizations that strive to encourage leadership through serving others.

Whether our members are working on a project or at a social event they tend to develop close friendships that amplify the experience. Interested in knowing more? Call me at 504-250-9391. Ira Snyder, President

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Property Tax Referendum



Kristi Katsanis McKinney
Council-at-Large Division A

On November 18th, Kenner citizens will vote to approve an 18.2 millage to provide more sustainable dedicated funding for the Kenner Fire Department (KFD).

Currently, the millage for the KFD is 7.4 mils which is the primary dedicated source of funding. This millage was first established in 1983 with it being rolled back over the past 40 years. In that time, the department's costs have increased and the millage rate has never generated the necessary funds to accommodate inflation and department growth.

Currently, 7.4 mils generates about \$4.1M annually, however the KFD's annual budget is \$11.2M. Current starting pay for a new Kenner firefighter is \$8.92 dollars per hour which is far below industry standards. The new millage will allow the City to increase this starting pay rate in the future.

If approved, the new fire millage will fall more in line with fire millages assessed in neighboring jurisdictions. For example, the Eastbank Consolidated Fire Department has a dedicated 25 mils. The independent fire districts across the Westbank of unincorporated Jefferson Parish have dedicated millages ranging from 20 to 24.45 mils. Increasing the KFD millage to 18.2 mils will cost a Kenner resident less than one in unincorporated Jefferson Parish.

Specifically, an 18.2 millage will cost a property owner with an assessed value of \$500,000 around \$38.25 per month, or \$1.28 per day more. These costs are increases, but the cost of saving one's life and home is priceless.

The additional funds generated by the new millage will go to adequate wages for fire personnel so we can retain our vital first responders. It will fund the construction and renovation of fire stations, the purchase of various needed equipment and training opportunities. Without passage of a millage to properly fund KFD, it will be increasingly difficult to maintain the KFD's Class 1 rating which may impact insurance rates for Kenner residents and businesses. When approved, this millage would be effective in 2024.

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Speed through your work day, not our streets!

Keith Conley
Kenner Chief of Police

Speed enforcement is a top priority for the Kenner Police Department, and as another school year is upon us, our traffic division is working to ensure everyone obeys posted speed limits. The goal of our traffic division is to help reduce the number of crashes citywide through an aggressive enforcement program.

We currently have 28 active traffic patrol requests throughout the City of Kenner with additional officers working overtime. Do everyone across the community a favor... **DON'T SPEED!** We get it, everyone has somewhere to be, but let's work together to keep our streets safe. Accidents cost all of us through injuries, medical expenses, cost of vehicle repairs and ultimately higher auto insurance.

Our traffic officers are responsible for enforcing all traffic laws and investigating crashes that occur on all city roadways. Our investigations include hit-and-run accidents, fatalities, DWI incidents and any other situation involving a collision. Our traffic division is on-call 24 hours a day and also conducts school zone speed enforcement.

Chateau Estates Market Update – Sales

This real estate market update is courtesy of realtor Sharon Kochera and represents sales of single-family homes from June 8, 2023 through October 26, 2023

	Per Sq. Ft	Sale Price
34 Normandy	\$177.44	\$346,000
629 Chablis Drive	\$140.00	\$280,000
940 Tavel		\$323,000
4133 Cognac	\$146.33	\$325,000
1108 Vintage	\$162.41	\$350,000
9 Normandy	\$142.00	\$355,000
53 Brittany	\$174.99	\$361,000
4165 Bordeaux	\$166.59	\$364,000
57 Normandy	\$181.41	\$365,000
19 Rue Dijon	\$122.51	\$369,000
4241 Loire	\$175.93	\$380,000
4172 Medoc	\$132.53	\$387,000
73 Chateau Mouton	\$147.59	\$428,000
117 Chateau St. Michel	\$111.19	\$445,000
7 Chateau Rue de Jardin	\$153.66	\$630,000
13 Chateau Rue de Jardin	\$144.93	\$640,000

Average sale price was \$394,167. Houses averaged 66 days on the market and sold for 98% of asking price. Just under half the homes sold in less than two weeks.

Our traffic division has ramped up speed enforcement in several areas where we are seeing the most violations and has investigated 1,379 crashes from the beginning of the year through the end of June.

We have recently installed mounted radar detection devices in our cars in addition to using hand held radar devices to help crack down on aggressive driving. Remember safe driving begins with you!

Let's not forget the importance of remaining safe when at holiday events and parties. ALWAYS choose a designated driver or consider using a ride-share service. It is never OK to consume alcohol and get behind the wheel.

The Kenner Police Department is here to serve this community and your well-being is our top priority. I wish you and your loved ones a safe and joyous holiday season!

Chief Conley can be reached by email at kpd@kennerpd.com. You can also download the free Kenner Police Department mobile app for both Apple and Android devices as well as access the Kenner P.D. Facebook, Instagram and Twitter pages @kennerpolice for the latest updated crime, traffic, and other law enforcement-related information.

CECO website blogs reach one in three homes in Chateau Estates. To receive blogs, visit www.chateau-estates.org, view a recent blog and scroll to the bottom to sign up for blog updates. To share information to the Chateau community by blog, contact us at civicorg@chateau-estates.org. If you are interested in helping with the website or social media please let us know!



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Annual Meeting

Wednesday November 15, 7:00 PM

Presenters

Entergy Electrical Grid Plan

Other speakers to be announced

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



**2024 Membership
Annual Dues: \$35**

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