



SUMMER NEWSLETTER

CHATEAU ESTATES CIVIC ORGANIZATION

JULY 2021

### President's Message

It's summertime and the living is easy. The Saints and LSU football are around the corner.

We return to normalization with a regular general meeting on July 21st. Mayor Ben Zahn, City Councilman George Branigan and State Representative Debbie Villio will make presentations and take questions. Doors at the Pavilion at Kenner City Park open at 6:30 pm and the meeting will start at 7:00 pm. All residents of Chateau are invited. We hope to see you there.

We are helping organize a city wide blood drive with the Blood Center later this month. This will be on July 29th at the Kenner Event Center. There is a significant need for blood donors in the region. Please share this opportunity to give the gift of life with friends, family and the Kenner clubs and organizations that you belong to.

We look forward to curb repairs in our neighborhoods. Councilman Branigan continues to work with the city on a contract for District 4.

We hope you enjoy the newsletter. Jeannette Roussel, a landscape designer contributed an article on shade gardens. The topic by Chief Glaser on "How to avoid being a victim" was suggested by a Chateau homeowner. Bob Siegel shares a rather 'hawkish' view of the birds of Chateau, and as we approach the peak of the hurricane season, Michelle Charvet and Tom Tatar provide tips on hurricane preparation.

We hope you find the city and parish updates inside informative. Updates from the lake to the river are found inside on major development initiatives and infrastructure projects.

The state funded city studies of economic redevelopment of the Esplanade Mall and Rivertown are moving toward finalization. CECO tracked the process through website blogs and submitted comments to TSW. With the Kailas Company property at the corner of Chateau Blvd. and West Esplanade undergoing demolition, CECO has reviewed current zoning on that property and will keep abreast of announcements regarding this likely development.

CECO membership is down 13% related to the pandemic and suspension of general meetings. If you have not joined, please use the form on the back, or PayPal on the website. You do not need a PayPal account. Your support is appreciated.

If you are not receiving the CECO Weekly Echo by email, it is easy to subscribe. This newsletter goes to all homes three times a year. The Chateau website blog goes out weekly. If you do not receive our weekly Friday email, please subscribe through any blog on the website.

In closing, a quote from Harry Truman, "All will concede that in order to have good neighbors, we must also be good neighbors. That applies in every field of human endeavor."

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

Bob Bales  
CECO President



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11 AM - 6 PM

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### City of Kenner Summer Blood Drive



Chateau Estates Civic Organization, with the North Kenner Kiwanis Club is hosting a city wide summer blood drive with The Blood Center on Thursday, July 29th at The Event Center (1000 W. Esplanade in Kenner). There is a critical shortage of blood nationwide.

Every year, summertime is a challenging time to ensure a robust blood supply as schools are not in session and people go on vacation or otherwise modify their normal routines.

Blood donors receive a Friends shirt, a mini-physical and a COVID immune response screening. All donors will be entered to win a Gulf Coast 'Staycation' from the Golden Nugget that includes dinner for two.

## The CECO Weekly Echo

To share a community interest, club or volunteer activity of interest to Chateau homeowners and families, please email us at [CivicOrg@Chateau-Estates.org](mailto:CivicOrg@Chateau-Estates.org). Your announcement will become a blog on Chateau-Estates.org and will go Chateau homes by the weekly email. It will also go up on the CECO Facebook page. Please share with your neighbors! You can subscribe from any blog page.

Summer's not quite over yet and there are still a few things you can do before the kids go back to school... the Kenner Library is open six days a week. The Regal Grand Esplanade Summer Movie Express is showing movies for kids on Tuesday's & Wednesday's until July 28, tickets are \$1...Tuesday July 13 and Wednesday July 14 is The Lego Ninjago Movie & Trolls World Tour. Tuesday July 20 & Wednesday July 21 is Sonic the Hedgehog & Sing, and Tuesday July 27 & Wednesday July 28 is Spider-Man: Into the Spider-Verse & Angry Birds Movie 2. Both movies play on all days. Playgrounds and parks are open and for those a bit adventurous there are swamp tours.

## 2022 Board Nominations

Board members for calendar year 2022 will be elected at the November general meeting. Nominations:

|                |                 |
|----------------|-----------------|
| President      | Kerry Marcus    |
| Vice President | Sid LeBlanc     |
| Secretary      | Laurie Becker   |
| Treasurer      | Julius Neumeyer |

|                |                                   |
|----------------|-----------------------------------|
| Area Directors |                                   |
| South West     | Ron Updegraff<br>***Open***       |
| South East     | Brad Bohannon<br>Richie Sanderson |
| North East     | Sid Bullard<br>***Open***         |
| North West     | Tom Tatar<br>Rita Bezou           |

Participation is a great way to contribute to the community and stay informed on issues. To nominate yourself or learn more contact Nominating Committee chair Julius Neumeyer at [Julius@Neumeyers.com](mailto:Julius@Neumeyers.com). Volunteers are welcome. Areas of need include activities, blog subjects, ad sales, newsletter and membership development.



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## Birds of Chateau

By Bob Siegel

Most of the birds in Chateau are small and tame. Consider the warblers, the sparrows, the chickadees, and even the downy woodpeckers. Then, there are larger, aggressive birds. The jays and the crows. But there are also dangerous birds. The hawks.

The hawk we see most often is the red shouldered hawk. Identify it by its black and white striped tail. It does have red shoulders, but they are hard to see.

Residents of Chateau have told me they've seen this hawk attack other birds. Often these encounters lead to the death of the other birds. The prey are almost always smaller birds. Hawks don't take on larger birds, though I have seen the red shoulder hawk "pester" some crows.

The red shoulder hawk does not confine its attacks to birds. It sometimes assaults squirrels and other small animals. Even human beings, though this is rare.

But it happens often enough for us to be on our guard when we spy a hawk. It is hard to see a hawk attack coming. The hawk will hide in a tree, then startle its target. It attacks from behind and often at the head. It can draw blood, but not with its sharp beak. With its talons. These hawks attack in the spring or early summer, during the nesting season.

But most of these attacks are mistakes. The hawk fears intruders that approach their nests to harm their young. That is seldom the case. But any human who gives a red shouldered hawk reason to suspect this danger is risking a bloody neck.



## Summer Gardening Tips by Michelle Charvet

Hurricane season is here. Correct pruning is the most important part of helping trees survive hurricanes.

Established trees in your yard should be prepared for the arrival of a storm by light annual pruning which will allow for air movement. Thinning cuts should be made to open the trees up. A thinning cut is a cut that is made all the way back to the trunk or major branch. Never remove more than one third of a tree's canopy. Of course, remove dead branches, branches with cracks and dead trees.

As summer heats up you can successfully add color to your landscape. Plant annuals and tropicals in beds and containers that make a visual impact for curb appeal. Plant heat tolerant and sun loving pentas, purslane, portulaca, vinca, melampodium and bronze leaf begonias.

For shade loving color plant impatiens, begonias, coleus and caladiums. Plant these tropical plants in the sun for instant color such as crotons, hibiscus, mandevilla, dipladenia, and allamanda. These are all easy-to-grow, low maintenance plants.

Try color bowls or large containers near the entry of your home. Keep annuals in pots looking their best with deep watering. Fertilize outdoor containers regularly. Frequent watering in the summer washes nutrients from the soil.

Deadhead your plants by removing the faded/dead flowers from your annuals and perennials to help them make more blooms. Replace tired looking plants with new ones for an updated look.

Happy Gardening!



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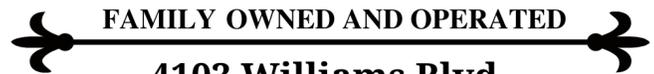

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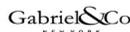
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## Stay Safe from the Storm

Tom Tatar, NW Area Director

While the official start of the hurricane season was June 1, the peak is mid-August to late October. Having a plan and preparation ahead of time is the key to protecting your family and your home. Needs and plans change over time and

supplies expire. If it's time to tune up your plan, here are some ideas.

**Financial readiness.** Obtain homeowner property insurance if you do not have. Know your deductibles and content coverage. Homeowners does not typically cover flooding so purchase flood insurance. Gather critical financial, personal, household and medical information. Take photos of home contents.

**Reduce risk to your home ahead of time.** Make trees more wind resistant by removing dead and diseased limbs and those that may hit your house. Clean and secure gutters and down spouts. Install working hurricane shutters. These are decorative, practical and easy to use. Notify city public works if storm drains on your street need attention.

Consider a generator. Portable models run the refrigerator/freezer and lights depending on the size and will cost around \$450. A whole house unit will cost around \$10,000.

**Put together an emergency kit.** This could include battery powered radio, flashlights and extra batteries including for your cell phone. Have a three day supply of bottled water; one gallon per person per day. Three days food including canned goods and a manual can opener. Update your kit annually as family needs change and check for expired items.

**Have an evacuation plan for family and pets.** Know where you will go. Choose several places – a friend or family home in another town, hotel or motel. Keep handy the phone numbers of where you will go and a road map. You may have to take alternate routes in an emergency.

When a storm threatens, review your plan with family and make sure your emergency kit is ready. Have a full tank of gas in the car. Move valuables inside your home to protected areas, fill your tub for flush water and protect windows with plywood or shutters. Listen to the advice of local officials and evacuate if they tell you to do so. For more tips check Louisiana Get a Game Plan.



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## Made in the Shade

By Jeanette Roussel  
Landscape Designer

Shade, such a welcome feature for gathering in hot summer days; but in our gardens these areas could be problematic. Do not despair, turn dark corners into opportunities. To the left is an example of a shade garden using soft

caress mahonia in the foreground, and ligularia as the background plant.

Let's first begin with one critical step, how much light you have. Anything less than 4 hours is considered shady. A space that never gets any light (such as a north facing area) is then classified as total shade.

Now let's turn to designing your garden. The most important design feature in a shady garden is texture. Since color is limited, texture takes center stage. Next, to create depth layer plants placing smaller light color greens (remember green is a color) in front of larger darker ones and immediately your gloomy garden will brighten up.

With these principles in mind here are some favored plant choices:

**Textural accents for the front row:** Holly Leaf fern, Autumn fern, Foxtail fern. Ligularia is great, due to its size it can cover large areas with minimum disturbance to roots such as under live oaks. The Cast Iron Plant is great for total shade.

**Backdrop:** Soft Caress Mahonia. Gingers are nice, allow plenty of space. Hydrangeas will not bloom in total shade. Oakleaf Hydrangeas

**Ground cover:** Chocolate Chip Ajuga; Liriope. Variegated Vinca Minor is a beautiful creeping ground cover that brightens dark areas. Asian Jasmine is a good choice under Live oaks

**Color:** white is a favored color in the shade. Caladiums and Coleus. Impatiens requires consistent moisture so make sure it is placed with like plants. Begonias are good. Tricolor Stromanthe is cold sensitive.



## Stepping On Stones

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**JP Council Comer**  
Dominick F. Impastato, III  
Jefferson Parish Council District 4

In spite of the COVID-19 virus, we have been moving forward on some significant projects on behalf of the City of Kenner.

During the legislative session our delegation, especially Rep. Debbie Villio, garnered capital outlay funds for Woodlake Estates drainage improvements. When complete, this project will drain Woodlake directly into the

LaBranche wetlands, taking pressure off the canals that drain Chateau Estates.

Last year the legislative delegation set the groundwork for development of the Lakefront through a law enabling up to a 99 year lease. Since then, the city received a substantial proposal from Atlantis Partners. They stand ready to invest \$450 million to build two condo hotels, a boardwalk, retail shopping, entertainment venues, an outdoor stage, meeting space and walking paths. City, parish and state officials are working together to enable this major improvement which will benefit Kenner for years to come. Atlantis is currently negotiating a water bottom lease with the State of Louisiana.

As part of Laketown development we obtained \$2.3 million from the parish share of GOMESA off shore revenues. We also applied for and the state appropriated about \$2 million from the State Coastal Protection and Restoration Agency for boat launch repairs and to build a rock jetty to protect the harbor. We expect repairs to begin by the end of this year once state funds are received.

The new \$125.6 million I-10 Interchange is well underway. The Jefferson Parish road bond will fund two airport related projects. The \$12 million West Napoleon to Airport Access road project is under design. A major headache for access will be solved with \$20.6 million to reconstruct the Bainbridge Drive and related drainage improvements. This is the major thoroughfare for service support of the airport.

Chateau Estates remains a beautiful subdivision in Kenner and my council district. We want to keep it that way. Feel free to call me or my office if we can be of any help or solve any problems.



**DEBBIE VILLIO**  
STATE REPRESENTATIVE • DIST. 79

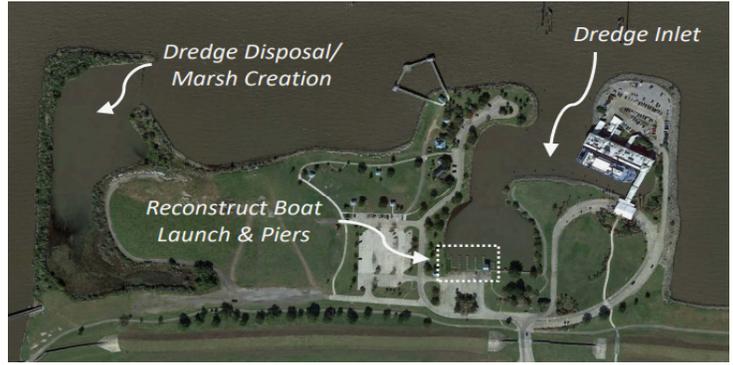
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## Laketown Harbor Plan



Funding is lined up to dredge Kenner's Laketown boat harbor and reopen the harbor to recreational boating.

As approved by the recent state legislature, the Louisiana Coastal Protection and Restoration Authority budget for this year includes \$2 million to dredge the harbor and reconstruct the boat launch and piers. Funds will pass through to Jefferson Parish. A copy of the engineering report is on the CECO website. The silt removed from the harbor will be pumped about 500 yards to the west to create a marsh.

In addition, Jefferson Parish is funding about \$2.3 million to construct a breakwater. The breakwater will be located in front of the harbor entrance to reduce future silting in of the harbor from north winds. This funding is from the parish share of GOMESA off shore oil and gas revenue sharing to gulf states.

## Esplanade Mall Study

On June 22nd the city contractor TSW presented their concept plans for the Esplanade Mall and Rivertown at a public meeting.

The final concept plan for each area will go to the city in August. Recommendations included empowering the city economic development committee, hiring a consultant to untangle mall ownership and reviewing or establishing city policies with respect to housing.

TSW planners commented that 'big box' malls with department anchor stores are declining across the US, and observed that Kenner and Metairie have an excess of retail compared to national averages. The concept plan includes recommendations that convert much of the 90 acre mall property to apartment, duplexes and garden homes. Members of the public commented on traffic concerns. The project was described as requiring a developer and a public private partnership that may require up to ten years.



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## An Update from District 4 City Councilman George Branigan

Hopefully all of you made it through the COVID year without too many issues. We all need to get our lives back in order and back to normal. It's that time again to let you know what's happening in District 4, and we have stuff happening!

Five Guys Burgers a worldwide company is coming to Kenner on Chateau Blvd and West Esplanade. They are in the process of having the lease approved.

I am negotiating for a project to fix 2000 linear feet of curbs in District 4. The target cost is \$20 to \$25 per foot. This will fix the majority of the broken curbs that need to be replaced in District 4. The work should start soon. This volume approach is like the one used two years ago that reduced cost 44% on 75 handicapped intersections across the district.

We have upgraded subdivision entrances in several locations. The latest was in April and marked the West Esplanade entrance to Chateau Terre, Holly Heights & Westwood subdivisions. The finish will come with an upgrade to gardens surrounding the sign planned for the end of the summer.

Replacement of the Cannes Brulees sign demolished by a car is covered by an insurance claim. The Cannes Brulees civic association received the check and can start the rebuild process. I apologize for the time this has taken but you will see progress soon. City work will include replacing the grass circle at the end of the street with a smaller circle to make the street larger.

Once a month I drive the major streets and once a quarter I ride all of the streets in District 4 looking for street lights that are out. I take a video and send it to my assistant, Jessica to get them reported. If there is a street light out on your block please text the address to my cell, 504-450-1988 so we can report it. We generally get lights fixed in a week. There is an exception with a few Entergy poles, we are checking weekly on poles on west Vintage toward the Chateau Supermarket.

The Duncan Canal bridge project is rolling. Since most to the infrastructure is in place, we are hoping it is completed much sooner than the north side.

**George**  
**BRANIGAN**  
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## Garden Club Update Colleen Tassin, President

I am so happy to be back with my board starting with Lorraine Cucchiara, Judy Spadafora, Cindy Bohrer, Mary Jacobs and Sharon Kochera. It's a fun group!

Check out the garden beds on Chateau Boulevard and Vintage Boulevard this month. Our spring plantings are now off to a good start as we approach those sizzling temperatures of late summer. The garden club ladies particularly admire the entrance front gate garden, as well as, the Charvet garden (Chateau Latour) which remains as a visible endorsement for Chateau Estates that we are all so proud of.

In the event that someone should notice anything wrong or out of sorts with any of the gardens I can always be reached at 605-628-2186 or 504-466-0505.

Congratulations to Judy and Ray Spadafora for their Garden of the Year Award again! The Spadafora garden is a must to see.

As for our own lawns and garden plants try not to over water or under water by just watering once a day in the early morning hours for not over fifteen minutes.

On another note, the CEGC is selling advertising again for anyone interested in the upcoming booklet that the members look forward to receiving each year. Additional directory/events booklets can be purchased for \$9 for non-members and \$5 from all civic association members. A business card ad is selling for \$100 and the popular snapshot (regular size) photos are selling for \$125. Furthermore, a half page business card ad is \$175. This booklet provides a small amount of revenue to help fund the club's expenses.

If you'd like to join the CEGC just bring a check for \$50 to the next meeting starting Wednesday, September 1st at Chateau Country Club. Come and meet the board and all of the members. Then stay for lunch as the fun continues!

See you

Colleen Tassin  
CEGC President, 2020-2022

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## How You Can Avoid Becoming a Crime Victim

Michael Glaser, Chief of Police

Keeping you and your family safe is the Kenner Police Department's number one job. We can be the most successful when you work with us to prevent crimes before they happen. You dramatically decrease your chances of becoming a victim when you follow certain common sense rules. Criminals look for opportunity. Here are easy ways you and your families can avoid becoming crime victims:

- Good lighting deters crime. Light your home properly, park in the light, and never walk in dark or out of the way places.
- Crime takes place out of sight. Remove large bushes that provide cover for a criminal entering your home.
- Don't tempt criminals. If you buy a new TV don't place the empty box in front of your home for a criminal to see. Place all packages in your trunk.
- Close window blinds/curtains when you leave your home.
- I can't emphasize this enough: LOCK YOUR HOME AND CAR AT ALL TIMES!
- Avoid scams. If any deal sounds too good to be true, it usually is. Con artists are successful because they look and act like nice people.
- Know how to change a tire to keep safe in emergency situations

- Be aware of the warning signs that your child might be using drugs such as rapid/slurred speech, falling grades, frequent sniffing and missed curfews. Stop casual drug use before it becomes abuse
- While on vacation, have a trusted friend pick up your mail and newspapers. Set a timer to turn lights off and on. Call the Kenner Police Department for vacation patrols.
- Before walking to your car, have your keys ready. Walk with your head held high and look around. Criminals look for easy prey and do not usually attack confident people.
- Use your judgment since it is often your best guide. If someone who makes you feel uncomfortable gets on an elevator with you, get off immediately. Trust your instincts.
- If you recently moved into a new home change the locks. You never know who still has a key to the old locks.
- If an entrance key has been lost, change the locks.
- Always leave a message on your telephone voice mail that you can't get to the phone right now.
- Teach your children how to call police by dialing 9-1-1.

Call the Kenner Police Department's Crime Prevention Unit at (504) 712-2294 for more information on how to keep you and your family safe. Chief Glaser can be reached by email at [kpd@kenner.la.us](mailto:kpd@kenner.la.us).

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## Chateau Market Update - Sales

This market update is courtesy of realtor Sharon Kochera and represents sales of single family homes from February 20, 2021 through May 30, 2021.

|                       | Per Sq. Ft | Sale Price |
|-----------------------|------------|------------|
| 4149 Bordeaux         | \$87.50    | \$210,000  |
| 1316 Vintage          | \$99.54    | \$237,300  |
| 4137 Beaujolais       | \$148.65   | \$275,000  |
| 4228 Chateau Lafitte  | \$144.74   | \$275,000  |
| 4116 Medoc            | \$110.16   | \$281,458  |
| 704 St. Julien        | \$160.49   | \$290,000  |
| 4216 Pommard          | \$128.60   | \$290,000  |
| 4216 Montrachet       | \$140.98   | \$300,000  |
| 4156 Loire            | \$175.54   | \$323,000  |
| 165 Chateau Latour    | \$118.18   | \$390,000  |
| 7 Rue Bayonne         | \$146.76   | \$435,000  |
| 178 Chateau Latour    | \$132.37   | \$465,000  |
| 17 Chateau Magdelaine | \$139.52   | \$543,000  |
| 9 Chateau Du Jardin   | \$114.03   | \$551,500  |
| 2801 Vintage          | \$218.05   | \$650,000  |

Average sale price \$358,814. Sale price averaged 98% of asking price. Houses were on the market an average 26 days with eight of fifteen homes selling in less than one week.

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**Chateau Estates Civic Organization**  
Established 1973

PRST STD  
U.S. POSTAGE  
PAID  
NEW ORLEANS, LA  
PERMIT NO. 621

**General Membership Meeting**

**When: Wednesday July 21st, 2021 7:00 pm**

**Doors open at 6:30 pm**

**Where: Pavilion at Kenner City Park**

**Corner of Loyola & Vintage**

**Presenters**

**Debbie Villio**

*State Representative*

**Ben Zahn**

*Mayor of Kenner*

**George Branigan**

*City Councilman, District 4*



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**Your Membership Supports**

Protection of property values -- Neighborhood Beautification -- Public Gardens -- Quality of Life - Topical Neighborhood Meetings - Election Forums -- Newsletter – Chateau-Estates.Org & Facebook page - Children’s Halloween Party

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**Membership Application**  
**Annual Family Membership Dues \$35**

Bring a check to the July 21<sup>st</sup> meeting! Or, please make payment on our website using Pay Pal. You do not need a PayPal account. Or, make check payable to “CECO” and mail to:

**CECO Membership**  
**P.O. Box 640633**  
**Kenner, LA 70064**

Name: \_\_\_\_\_ Member 2: \_\_\_\_\_  
Please print clearly

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

**Member 1**

**Member 2**

Email \_\_\_\_\_

Home Phone \_\_\_\_\_

Cell \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Your Email address will be used only for CECO Business. Interested in participating in civic organization activities? Let us know!**

Board member

Membership

Website, blog or Newsletter