



FALL NEWSLETTER

CHATEAU ESTATES CIVIC ORGANIZATION

NOVEMBER 2021

President's Message

If the surge of the Delta variant and supply chain management were not enough, along comes Ida. Life presents challenges and Louisiana's people took stock and moved quickly to recover from a historic storm. All are grateful for the assistance of out of state utility linemen, governments, regional churches and others in the days and weeks following the storm.

Homeowner pride is part of what makes Chateau a great place to live. Along with a lot of new roofs and storm repairs, the "Fall Fix Up" across Chateau Estates is underway. Landscape and garden tips on responding to storm damage are inside. Realtor Sharon Kochera has a great article on exterior lighting. If you are looking for ideas or expert assistance with your home or landscaping please consider our advertisers. A professional can be a quick path to a great update of your property.

The CECO annual meeting is Wednesday, November 10 at the Pavilion at Kenner City Park. Doors open at 6:30 pm and the meeting starts at 7:00 pm. City Council President Tom Willmott will present. All residents of Chateau Estates are invited. Good neighbors, speakers, light refreshments and a door prize. We hope to see you there.

City Councilman George Branigan's district wide project to repair damaged street curbs is projected to start this month.

Voter issues on the November 13th ballot include renewal of public school millage and four state constitution amendments. Information on ballot items, such as changes to standardize sales tax collection across the state's 64 parishes can be found on the CECO website (www.chateau-estates.org).

CECO membership for 2021 wrapped up at 233 members, in line with levels from before the disruptions of the pandemic. Dues for next year can be paid now using 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, you can subscribe on the website. In the weeks after Hurricane Ida these went out more frequently due to time sensitive information.

We hope you enjoy the newsletter. Thanks to all regular and new article contributors and to the businesses and elected officials who support through ads. We are accepting ads for next year's newsletter.

Your civic association has an outstanding slate of nominees for next year's board including Kerry Marcus as President, and Sid LeBlanc as Vice President. Nominees are listed inside with election at the November 10th meeting. Participation in civic association meetings and the board is a good way to stay involved and informed on civic matters.

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

Bob Bales
CECO President



Annual Membership Meeting

Wednesday November 10th at 7:00 p.m.

Doors open at 6:30

Pavilion at Kenner City Park
Corner of Loyola and Vintage

Guest speakers will include Tom Willmott
Councilman at Large and Kenner City
Council President

The Power of Buying Local



Please buy local when possible including retail stores, services, gas, groceries and eating out. Kenner businesses are convenient and offer personalized service. A part of your dollar spent in Kenner remains in Kenner.

By buying local you also keep sales tax that would go elsewhere coming to our city government. A large part of the cost of Kenner's municipal services is funded by sales tax income.



Help for the Holidays

The holidays always seem to bring out the giving in all of us. If you're looking for a way to give this year, here are a few organizations you may want to consider...

- USMC Toys for Tots
- Catholic Charities
- Salvation Army
- Second Harvest
- Kenner Food Bank
- Nursing Homes



2022 Board Nominations

Officers and area directors are elected annually. The nominating committee recommends for next year:

Officers	
President	Kerry Marcus
Vice President	Sid LeBlanc
Secretary	Laurie Becker
Treasurer	Julius Neumeyer
Area Directors	
South West	Ron Updegraff Kevin Lisicki
South East	Brad Bohannon Richie Sanderson
North East	Sid Bullard Terrence Duffy
North West	Tom Tatar Rita Bezou

Nominations will be accepted up to and including from the floor at the November 10th meeting. To nominate yourself, a neighbor or learn more, contact Julius Neumeyer at Julius@Neumeyers.com.



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Birds of Chateau By Bob Siegel

Today, look high in the sky. For the Chimney Swift. Look higher than where you are likely to see any other bird. Chimney Swifts tend to fly higher.

There are many types of swifts. The Chimney Swift, however, is the only swift that flies in Chateau Estates.

But you won't find a single Chimney Swift in Chateau, if you look only on the ground in or even in a tree. Chimney Swifts FLY. All day long.

They dine in the air (on insects, maybe hundreds in a single day). They drink as they fly: They swoop to a canal or a lake and suck in water on the fly.

They bathe the same way. They even mate in the air.

To accomplish all this, the Chimney Swift has to be a magnificent flyer. And so he is: He can fly so fast his wings appear as a blur. They don't seem to flap in unison.

The Chimney Swift has a tail, but that tail is so small, it causes the Chimney Swift to look like a cigar butt. At the end of the day, this flying cigar butt will return to the nest he had made for himself.

Years ago, this nest would have been in a tree. But now Chimney Swifts prefer man-made structures, usually, of course chimneys.

Many homeowners object to seeing Chimney Swifts stuffing their chimneys with nest materials. But Chimney Swifts actually try to clean up after themselves: They use their rapid wings to fan away debris.



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Fall Gardening Tips By Michelle Charvet

Hurricane Ida took a toll on our community. Now is the time to clean up our landscape by removing damaged branches and shaping your trees and shrubs to give them symmetry.

The first thing, consider which trees and shrubs you want to plant. Choose those well adapted to our local conditions, their eventual size and sun exposure. Before digging call 811 to have underground utilities marked. It's free!

Trees that were uprooted should be removed along with the stump and the roots. If planning a tree in the same location be sure the entire stump is removed below the ground and roots are removed enough for the new tree to be planted. Otherwise, you will need to select a different location.

You will need a hole 2-3 times wider than the container and 2"-3" shallower than the top of the root ball. Be sure not to plant your trees, shrubs or annuals below the grade of the ground. Stake trees for at least one year or until after next year's hurricane season. Periodically check the guy wires are not too tight otherwise the tree can be girdled. Mulch trees to 3" from the trunk. Water newly planted trees thoroughly as needed and fertilize next spring.

Trees that are lean need consideration to decide if it is able to be made erected and staked. Most of the time these trees never re-anchor to withstand heavy winds with soggy grounds. They have the tendency to blow over easily. It's best to start over with planting a new tree.

Remember, this is the perfect time to plant fall and winter annuals to give your landscape a festive vibe!



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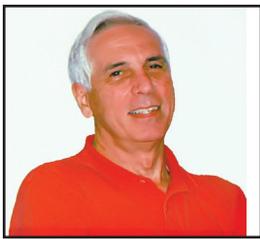
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Getting Ready for Winter

Tom Tatar, NW Area Director

Preparing for colder temperatures including the occasional hard freeze can help with your family's comfort and protect your property. A winter storm can last a few hours or several days, cut off power and communication and put older adults, sick individuals and pets at greater risk. Here are a few tips to prepare your home.

Check for drafts around doors and windows. Seal gaps with caulk or weather stripping. This will help year round.

Clean your gutters. Clogged gutters can cause water to seep into the house. You can buy a curved nozzle attachment for most blowers, or consider installing a leaf guard on the gutters.

Protect Pipes. Burst pipes are the most common cause of property damage. Insulate water lines that run along exterior walls or through uninsulated attic space. Cover pipes with foam insulating tubes for very little cost.

Install both a smoke detector and a battery-operated carbon monoxide detector. Carbon monoxide is a dangerous, colorless, odorless gas that humans cannot detect. Install a CO2 detector on every level of your home

Install a programmable thermostat for your HVAC system. This will keep your home comfortable, can reduce the temp while vacant and help reduce your heating/cooling costs.

Have a service inspect your heater before you need it. If you do so in advance you minimize the chance of being 100th in line for repairs on the coldest day of the year. Reverse your ceiling fans so they blow down in winter.

When a freeze warning is issued, check your emergency supplies and prepare to bring pets in for the night.



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

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Addressing Our Storm Damaged Landscapes

By Jeanette Roussel

Landscape Designer



Many of us were hopeful our beautiful shade trees and gardens would make it through Hurricane Ida but instead, we now find ourselves with sunny areas that once had been comforting shade. We want to hurry

and fill the void, but it is critical to take the time and plan well.

First, you must analyze how much damage has occurred. For smaller trees if 1/2 of the root system is in soil and remaining roots are mostly undisturbed, it can be propped up and staked securely, otherwise, it is best to remove it. If shrubs are in question, these are easier to prune back, reset and secure. Transfer shrubs that now have light overexposure to more suitable areas but wait for winter dormancy.

In our gardens the most obvious loss will be large trees. After waiting years for mature canopies, our first impulse is to substitute with fast growers, however, the tradeoff is weak wood. LSU AG center recommends avoiding River Birch, Silver Maple and Water Oak. Instead, consider planting varieties that exhibit faster growth with a sturdier root system such as Live Oak, Willow oak and Red Maples for the larger canopies.

For a medium size tree check out Chinese Fringe Tree (Chionanthus retusus). It can grow to 25', medium fast growth and introduces spring with stunning white blooms.

If you are ready to welcome the sunshine opt for smaller accent trees like Teddy Bear Magnolia (a newer variety of compact magnolias), Hollies, Japanese Magnolias, and Japanese Maples. These trees provide great interest through blooms, berries and fall color without overtaking our smaller gardens. And don't forget with change comes new opportunities to use Louisiana super plants that can grace our gardens with less maintenance- just check out the list at your local garden center.



Stepping On Stones

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Owner

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Dominick F. Impastato, III
Jefferson Parish Council District 4

In the July issue, we reported that in spite of the Covid-19 virus, we have worked on significant projects on behalf of Kenner. If Covid-19 wasn't a big enough challenge to meeting our goals, we had to experience another "once in a lifetime" hurricane.

Immediately after the storm my staff and I set out to inspect damage with Jefferson Parish and Kenner Emergency Operations Centers. Through my travels I can report that the City of Kenner took the brunt of the storm in Jefferson Parish above Lafitte and Grand Isle.

In the immediate aftermath of the storm we worked tirelessly with Kenner officials, Entergy, Cox Cable and AT&T to get utilities back on line. We worked with Jefferson Parish Water Dept. to restore water pressure by identifying water line breaks, rerouting water and expediting repair of broken lines. Lack of power to sewer lift stations caused some flow problems and the inevitable backups were alleviated by emergency generators to some of the key lift stations.

Removing storm debris immediately became part of the recovery. While normal trash pickup was resumed quickly after the storm, the volume of woody waste, construction debris, and household waste was great. Fortunately FEMA's program allows local governments to hire and be reimbursed for national storm debris contractors to bring in operators from around the country. A great amount of debris has been picked up. It will require some patience but it will all be picked up.

All the while, dealing with these issues, the disaster created needs for commodities giveaways in Kenner and Metairie. Persons in need of tarps, water, ice and food saw robust daily programs from government and non-government organizations such as area churches and local restaurants.

The people of Kenner are resilient and together we are rebounding from this disaster. If you need specific assistance, you are always free to call on me or my office to help.



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Trash Matters

A distraction from the beauty of any neighborhood is litter. The more trash up and down the street, the greater the eyesore. This concern often shared at neighborhood meetings.

To enjoy the appearance of our homes, IV Waste cans should be stored behind the front line of your house. Please wait till 3:00 pm the day before pickup to move cans to the end of your driveway, and pull them back by 10:00 pm the day of pickup. Trash cans left by the street outside of pickup time is considered littering under city ordinance.

Often we are not home at the right time. Neighbors often work together to cover for each other when trash cans are due to be pulled back in. If you have a contractor working on your home, they are responsible for removing all debris from the job.

If you are handicapped or need accommodation from moving your cans to the street contact IV Waste. IV Waste should return trash cans to the spot you placed them, not left in the street. IV Waste has cameras on the back of all trucks and wants to be notified of problems. Their customer service can be reached at 224-8471 or 224-6670. Recycling has been resumed.



We all love to walk our pets, especially when the weather is nice. Please be considerate and carry a bag or scooper to attend to your pet's gift to the neighbor's yard. None of us like extra on our shoes from checking the mailbox or yardwork, picking up after pets is in Kenner city ordinance.



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2020 Census Results and Redistricting in the City of Kenner

Kristi Katsanis McKinney Council-at-Large Division A

Every ten years, the Kenner City Council is responsible for reviewing the updated U.S. Census results and re-districting the 5

Council districts to align with the updated population statistics.

In 2021, the U.S. Census results were released in August and the Council had 3 months by ordinance to update the district boundaries based on population. In early September, the legal department and the Councilmembers individually began discussing the process to follow to suggest council district updates. We then met with the team that we hired to provide suggestions to the Council based on the updated population results and we provided feedback and our own suggestions on what we like to see with regard to the changes.

The week of October 18th the Council hosted two public meetings to present four potential plans to reconfigure the 5 Council districts. The Council received valuable feedback from residents about the various options and voted on the new re-districting plan at the October 29th City Council meeting.

Overall, census results show that the population of Kenner has remained relatively stable with a slight decrease in population of about 250 people. There has been a small movement of people from districts 1 and 3 into districts 4 and 5. As a result, the re-districting options focused on re-working that balance as well as ensuring that the strength of minority voting in each of the districts is maintained. The process of re-districting is one of the many important tasks of the City Council and I believe that it is integral in creating the system of fair representation and maintaining voter integrity throughout the City.

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Outdoor Lighting By Sharon Kochera Chateau Realtor

One question asked of real estate agents time and time again, is whether or not outdoor lighting adds value to a seller's home. In a word: yes!

Well thought out, designed and installed, exterior lighting as part of your landscaping can increase your property's value by up to 20%. The National Association of Home Builders reports that 40% of home buyers list this feature as essential. Let's take a look at some of the value-adding benefits that outdoor lighting can bring.

Aesthetics Adding light on the exterior features of your house and property adds to the beauty of your home. When properly lit, walkways, fences, landscaping, trees, fountains and other attributes are subtly enhanced. Light makes your home appear larger, well-maintained and welcoming.

Security Illuminated walkways, steps and perimeter house lights are a deterrent to would be intruders. Outdoor lighting, you may help you feel safer and more secure. Peace of mind is valuable to all of us.

Where to add landscape lighting Do you happen to have a path around or through your garden? A pool or fire pit? Light it up and show it off! Whether up-lighting columns on either side of your front entryway, making the path to your door easier to see, brightening a backyard party/recreation area, the right light can make a significant difference when it comes to enjoyment of your home and it's value.

Taking advantage of these benefits is probably less costly than you might imagine. Consider LED. Some simple lighting changes can dramatically transform your property and make it stand out.

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Gerald Rubio, Sales Associate
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Avoid Distractions While Driving

Michael Glaser, Chief of Police

Distraction is anything that diverts the driver's attention away from navigating the vehicle and responding to critical events. To put it another way, a distraction is anything that takes your eyes off the road (visual distraction), your mind off the road (cognitive distraction) or your hands off the wheel (manual distraction). Distractions often fit into more than one category – eating is visual and manual, whereas using a navigation system is all three.

How often drivers engage in tasks that distract is another risk. Even an easy task can be a bigger safety problem if the person does the task 50% of their driving time. In 2019 alone, 3,142 people were killed in motor vehicle crashes involving distracted drivers.

Please review the following common dangers of driving. Make sure you go over this information with your teenage drivers as these simple tips keep your family safe on the road.

- Cell phone usage while driving increases your chance of having a crash by 400 percent. Refrain from talking or texting on your phone until you are at a complete stop.
- Adjusting your electronic devices or radio makes you six times more likely to have an accident. Wait until you are stopped to make adjustments or have a passenger take care of this for you.

- Always proceed with caution when passing an accident or vehicle stopped by the police. Slowing down to look can cause crashes from behind and causes traffic delays.
- When traveling with someone, take turns eating and driving. When alone, pull over and eat before getting on the road.
- Plan activities such as coloring or drawing to keep your children from distracting you during travel.
- Protect yourself from bad drivers by staying as far away from them as possible. Don't let their behavior make you angry or anxious.
- Never let your passengers interfere with your safe driving. When conversation or behavior becomes loud or obnoxious, you become distracted and put everyone in the vehicle at risk. If you are a passenger and notice the driver becoming distracted, do not be afraid to let them know.
- As parents, you should refrain from allowing new teenage drivers to carry numerous passengers until they are more experienced.

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.*

Chateau Market Update - Sales

Chateau Market Update - Sales

This market update is courtesy of realtor Sharon Kochera and represents sales of single family homes from June 1, 2021 through October 21, 2021.

	Per Sq. Ft	Sale Price
4173 Cognac Drive	\$142.46	\$305,000
912 Tavel Drive	\$178.39	\$322,000
4236 Bordeaux Drive	\$163.54	\$323,000
805 Vintage Drive	\$159.27	\$359,000
4120 Beaune Drive	\$149.84	\$365,000
7 Rue Bayonne	\$146.76	\$435,000
38 Chateau Mouton	\$120.27	\$445,000
16 Chateau Magdelaine	\$126.29	\$463,350
17 Chateau Magdelaine	\$139.52	\$543,000
1316 Vintage Drive	\$225.73	\$544,000
46 Chateau Palmer Drive	\$106.29	\$608,000
21 Chateau Palmer Drive	\$143.46	\$810,000

Average sale price \$415,238. Sale price averaged 98% of asking price. Houses were on the market an average 39 days with seven of twelve homes selling in less than one week. Two house were on the market for six months or longer.

Safety on Streets

Children are out playing, walking and biking. The speed limit is 20 mph inside all subdivisions, and 25 mph on Vintage. Please drive like your kids live here.

Please take care to avoid blocking the sidewalk when parking in your driveway!

Traffic enforcement on your street can be requested by contacting the Kenner Police at 712-2200.



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*Wishing everyone safe and Happy Holidays
From the Chateau Estates Civic Organization!*



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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



**Membership Application
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