



Spring Newsletter

## CHATEAU ESTATES CIVIC ORGANIZATION

March 2022

### President's Message

I am honored to have been elected President of the Chateau Estates Civic Organization (CECO). I want to welcome three new board members: Rita Bezou, Northwest Area Director and former President of CECO, Terrence Duffy, Northeast Area Director and Keven Lisicki, Southwest Area Director. We are fortunate that our board is made up of volunteers who are caring, concerned, and dedicated neighbors.

The board goals for this year include growing membership. We will continue to be a beacon for important information and news through our newsletter, website, and periodic Chateau Echo email blasts. We will continue to push for more economic development opportunities in Kenner while collaborating with the other civic associations and organizations in the City of Kenner. Finally, we will continue to be a highly professional and transparent organization with one goal, to improve your quality of life here in Chateau Estates.

On March 26<sup>th</sup>, I encourage everyone to go to the polls and vote in the City of Kenner elections for Mayor and Police Chief. Early voting is March 12-19 in Rivertown 408 Minor Street. The CECO Election Forum will be Wednesday March 16<sup>th</sup> at 7:00 at the Kenner City Park Pavilion. This event is a debate format for the two candidates for Chief of Police and a forum for the two candidates for Mayor. Mike Zsembik will moderate. We are proud to partner with the Kenner Business Association on this event.

CECO will hold a summer and fall general membership meetings in 2022. We hope to present guest speakers that provide interesting and valuable information to our residents. We will participate in the Rotary Kid's Fest later this month, CECO Membership Drive in April and Louisiana Blood Center Blood Drives in July and December.

We would like to recognize and extend our appreciation to our City Councilman for District 4, George Branigan, City Councilwoman-at-Large, Kristi McKinney, and City Councilman-at-Large, Tom Willmott. All three have provided invaluable help supporting our organization and the residents of Chateau Estates by being responsive and involved in our needs. All three were re-elected without opposition and have been invited to participate in the meet and greet on March 16<sup>th</sup>. Come talk to your elected city council representatives.

Our mission statement broken down has two core elements, maintain and enhance quality of life and promote general welfare of the community. We strive daily as an organization to make this happen for our community. We invite your participation as a member of our CECO to join us in this mission. We invite our neighbors who want to get involved and making a difference.



Kerry Marcus CECO President

**CECO Municipal Election Forum and Debate  
Wednesday, March 16<sup>th</sup>  
Pavilion at Kenner City Park - Loyola & Vintage**

**6:30 Candidate Meet and Greet**

**7:00 Chief of Police Candidate Debate  
Kevin Conley  
Mike Sigur**

**7:30 Mayoral Candidate Forum  
Michael Glaser  
Ben Zahn**

**Open to the General Public**

Sunday March 20th  
Noon - 5 PM

Kenner City Park  
3800 Loyola

Free Admission

Live Music  
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Activities  
Games &  
Food

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Keep up with our community events! <https://www.facebook.com/RotaryClubofKenner/>  
 ☀ Kid's World Fest is made possible by The Rotary Club of Kenner ☀  
 Contact: [kennerrotaryclub@gmail.com](mailto:kennerrotaryclub@gmail.com)

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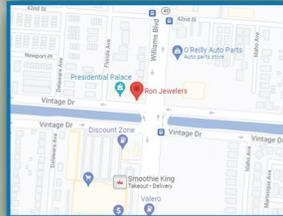
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**Birds of Chateau**  
By Bob Siegel



The crow. It is not a popular bird: Too big. Too loud. Too many. And crows feed in noisy groups.

But crows like to be with their families. Especially their immediate family. They will fly to other relatives, whenever they need help. A crow that has finished his nest might join his cousins to help finish theirs.

Crows are smart. They are the smartest animals in Chateau. They can readily distinguish relatives from other crows. They can tell humans apart. They often talk about humans in crow language. They will fly to a human who fed them in the past.

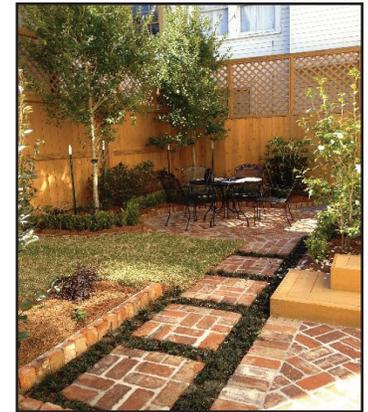
Crows will watch humans and learn from them. They will start their day where they saw humans create roadkill a morning before. Use a hook in the presence of a crow. The crow will twist a wire he's found into a hook for himself.

Crows are skillful in this way at turning common objects into tools. Set out a glass of water. Is the water too low for crows? A crow will fill the glass with pebbles. Thereby raising the water level.

Or put nuts in a field. Are the nutshells hard? Crows will fly those nuts to a road where trucks can crunch them. Crows won't fly into traffic to eat the crunched nuts. They'll wait for a nearby traffic light to turn red.

How do crows manage all this? They don't have especially large brains. But their brains are crammed with neurons, maybe with 1.5 billion. Cats have 250 million.

**The Outdoor Room**  
Jeanette Roussell  
Landscape Designer



Our homes have been our refuge lately and now we may find ourselves wishing to extend our living quarters outside. Whether you opt for a new patio or just a small nook in the garden, here are some key design principles to consider.

**Size-** how large or small depends on your gathering needs, however, one mistake to avoid is narrow widths which create uncomfortable linear spaces. We want to face each other as we gather so allow a minimum of 10' x 10' for best furniture placement. If space is limited, think curves or circular shapes for flexibility.

**Materials-** durability, cost and ease of maintenance is important. Concrete pavers are the most versatile and cost effective. Easily installed on a sand base they lend themselves to formal or informal styles. Brick is warm and inviting however, it does require more maintenance due to its porous nature. Flagstone is a classic look but one of the costliest of materials. One way to incorporate this luxury is to use it as stepping stones in the garden. Travertine is a beautiful and more modern option with creamy light colors blending well with its surroundings.

**Overhead cover-** we know under roof coverage is best but if this is not an option you must consider adding shade to your patio for comfort. Arbors with vines help block the sun immersing you into the garden setting. Choose a clean vine such as coral honeysuckle which also has the advantage of inviting hummingbirds. Shade trees such as Chinese Fringe tree or Hollies are also a great option, just make sure to place them close to the patio to catch that shadow pattern.

Creating these open-air rooms not only enhances our outdoor experiences but can add great value to our homes. Happy planning!

**CECO Weekly Echo**



This newsletter is mailed to all Chateau homes in March, July and November. Each Friday we send the "Weekly Echo" with information of interest to the one third of Chateau homes where we have an email address. We would like to reach more homes between newsletters! To receive the Weekly Echo and participate in surveys please contact us at [civicorn@chateau-estates.org](mailto:civicorn@chateau-estates.org), or sign up from any blog at Chateau-Estates.org.



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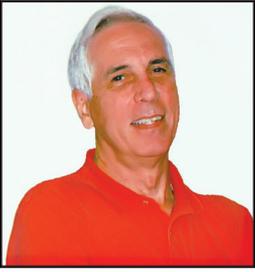
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Kenner voters go to the polls this month to elect a city Mayor and Kenner Chief of Police for the next four years.

Your civic association is hosting a forum and debate on Wednesday March 16th with a meet and greet at 6:30 pm. The first debate is at 7 pm. Seating may be limited.

Early voting is March 12th to March 19th at 408 Minor Street in Rivertown. The election is Saturday, March 26th.



**Preparing for Spring**  
Tom Tatar, NW Area Director

According to the groundhog prediction, we are still in for several more weeks of winter weather. Even so, it's not too soon to be thinking about preparing for Spring. It may still be too cold for some of us to go outside and start

sprucing up, but now is a good time to start a check list for the warmer days ahead.

You may want to contract for an inspection of your A/C system. Now would be a good time as discounts are available from most air conditioning companies.

Now is a good time to check for cold drafts around windows and doors. This may be an indication you need to add or replace old weather stripping. If cold air is coming in now, your cool air from your A/C system will be escaping during the summer months increasing the operating cost to run your system.

It won't be long before the grass starts growing, flowers start blooming and the weeds start sprouting up. Plan to fertilize the lawn, plant seasonal flowers and add mulch to the garden beds to control the weeds.

How does your property look from the street? Does it need a fresh coat of paint or just power washing. There may still be some debris around the house left from the storm. Do any fences need repair, trees and bushes need trimming, walkways and gutters need cleaning.

I think you get the idea. Now is a good time to start planning to spruce up our houses and yards. Not only does this increase the curb appeal of our homes, it also adds to the property value.

Happy spring cleaning.



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

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**When to Say Goodbye to a Tree**



Sharon Kochera, Chateau Realtor

Saying goodbye to a tree can be like saying farewell to an old friend. Many of us have trees damaged by the hurricane and are wondering if it is time to plant something new. Sometimes it's not clear whether a tree is dying or still has some life in it.

Here's some advice on how to decide when a tree should be cut down.

**Trunk damage?** Damage to the trunk can be a sign of sickness or decay. Cracks, splits, dead branch stubs, and large wounds are indications of internal decay.

**Are there large dead limbs, has it started to lean, are there root problems?** Dead limbs or branches should be removed. They could cause injury or property damage. If the tree has started to lean, have it looked at. Tree fungus near the base and heaving soil are signs of root disease.

**Is it a fast-growing tree?** Fast growing trees are not particularly stable and are prone to disease.

**Is the tree too close to your house?** Large limbs can damage roofs and roots can damage slabs. If you are in doubt, call an arborist or a tree specialist.

Homeowners are still replacing fences, repairing interior damage and taking down damaged trees.



If you have debris from Hurricane Ida, take a picture and send it to [idadebris@kenner.la.us](mailto:idadebris@kenner.la.us). Put your street address in the subject line.



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**Life After the Esplanade Mall**  
Sid Bullard, NE Area Director

With the end of a Kenner staple, businesses have learned to say afloat after the closure of the Esplanade Mall. Here is what Kenner residents can look forward to coming out of the Esplanade Mall.

Long term mall resident, Mr. Goldman's Jewelers has moved to 3315 Williams Blvd, open M-T 10 am – 7pm, F-W 10-8pm and Sunday 12-6 pm (504) 469-1961.

Another mall staple, First Touch Photos is making the move. After six years located inside the mall "the baby whisperer" is moving to 910 Chateau Blvd Suite F. Studio specializing in capturing newborn and child milestones. As of the beginning of the year Joyce Bullard owner and photographer will be providing boudoir sessions. (504) 466-1533.

Another Pavilion move, Marcel Lashover, President at One Stop Financial Group move out of Esplanade Mall to the Pavilion Shopping Center Suite 106. Sixteen years of experience, he is determined to help his client reach their insurance and retirement goals. Mr. Lashover can also assist in reviewing current policies for anyone looking for a second opinion. (504) 300-8207.

Absolute Realty has moved to the Pavilion Shopping Center (Suite 106) after years at the Esplanade Mall. Absolute Real Estate is known in Kenner for providing Kenner residents and business owners with essential assistance when it comes to real estate needs. Absolute Realty guided Louisiana HealthAccess with their move to 817 West Esplanade. Whether it's looking to rent, buy or sell, owner and broker Sid Bullard can be your go to. (504) 513-5664.



**City Council District 4 Update**  
City Councilman George Branigan

The curbs repair project is beginning shortly. We are reviewing addresses to make sure no one is left out. This will start in Chateau North West. Councilwoman McKinney and Councilman Willmott are helping offset the cost of the project.



The Inclusion Park in Holly Heights opened last month. I want to thank Arita and Brad Bohannon for their personal contribution for this development. If not for them, we would not have this incredible park. This is for all children but will especially help children in need of a quiet surrounding to enjoy outdoor activities.

The Duncan canal crossings are scheduled for completion this month. The cosmetics will still have to be completed but both crossings are supposed to be completed by then. It will be worth it once completed.

I'm working on a business for the Pavilion between Club 4 Fitness and Goodwill. 5 Guys has started construction on their site at Chateau Blvd and West Esplanade Ave and will be open in early summer 2022.

On New Years Eve, I picked up the trash on Chateau Blvd because I got tired of seeing the grass cutters cutting around the shingles, concrete, fence boards, branches and bags of garbage. I'm asking our residents that no more trash be put on the medians. All it does is making our area look bad. The city departments are very short handed and it causes a problem getting it cleaned up.

Lastly, I want to say thank you for the support I have received from the residents of District 4. That support enables me to serve you for another 4 years by going unopposed in this election. I hope my work ethic and what my office has accomplished is seen by all. I'm fortunate to have a great assistant, Jessica, she is the best. I appreciate your support and know that the next 4 years will be better than the last 4. I'm always a call or text away for immediate assistance. JUST CALL 504-450-1988, the fastest way to get things done in District 4 or anywhere in the City of Kenner.



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Chateau Estates residents Brad and Arita Bohannon have raised contributions to create a new Kenner park for kids. The park opened February 26th and is in Miguez Park in Holly Heights.

The Bohannon family thought Kenner, their home, would be the perfect place to fulfill a goal set with the birth of their godson, Anthony. Anthony, with his beautiful brown eyes, quick smile and amazing sense of humor was born, like all children, with certain challenges. While he had no physical challenges, children born on the Spectrum have certain sensory, social and behavioral issues that can make play a challenge. It sparked a personal journey to create a place where he, and children and adults like him could have a place to call home.

This Kenner Heroes themed park will honor the brave men and women of the Fire Department and Police Department, but will be uniquely created to remove physical and equally important, social barriers. It will be a place where all types of children and parents can find fun, exercise, and even quiet places where there is no judgment, no pressure, but simple play.

This park makes Kenner home to Louisiana's only Inclusive Park where everyone including children, adults, disabled, typical, on the spectrum, short, tall — literally everyone is welcome.

**George**  
**BRANIGAN**  
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### Civic Organization Board Meeting



The CECO board met February 17th. Attendees included District 4 Councilman George Branigan and Councilwoman at Large Kristi McKinney.

Plans were reviewed for the March 16th mayoral candidate forum and chief of police debate. Mike Zsembik will moderate. The Kenner Business Association is co-sponsoring and the event will be open to the general public.

Councilman Branigan updated on the curbs repair project. Councilwoman Katsanis discussed council plans to review options for repair or replacement of storm damaged city hall buildings. Ms. Katsanis will chair meetings on this project. Meetings will be open to the public and include finances.

The board approved a CECO recommendation calling for a Blue Ribbon Panel for city parks and recreation services. The proposal is a call for comprehensive planning that including city schools and programs such as the JP Soccer Association and the highly successful Drew Brees flag football league. The proposal was discussed with city council present and will be shared with Kenner's other civic associations.

Members present included, left to right, Tom Tatar, Sid Bullard, Laurie Becker, Bob Bales, Kerry Marcus, Sid LeBlanc, Terrence Duffy, Ted Berggren, Julius Neumeyer and Rita Bezou. Board members include Brad Bohannon, Ron Updegraff, Kevin Lisicki and Richie Sanderson.

  
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## Trash and Curb Appeal

Trash cans themselves can detract from the appearance of our neighborhoods.



Please put cans to the curb after 3:00 pm the day before pickup, and remove by 10:00 pm the day of pickup. When not at the curb, as required by code, please store trash cans behind the front line of your house.

We have been asked to remind that the weekly free newspaper toss, unwanted and unrequested nuisance as they may be, becomes litter when left in the yard or street.

The trash drop off station at Williams Blvd and 24th street (turn right at the old city brake tag station) is open to Kenner residents daily from 9-3 pm.

IV Waste recycling guidelines emphasize rinsed plastic containers #1 only, rinsed food cans and paper products.

Recycling guidelines are on the IV Waste website.

## 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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## Blue Roofs, Pre-Existing Damage and Insurance

Six months after Ida, and four months from start of the 2022 hurricane season, home owners are still completing roofing, siding and other repairs.



While the once daily sound of roof crews has decreased, there are still around 100 Chateau Estates homes with blue roofs, about 7% of Chateau homes. Blue roofs are short term protection only. FEMA roofs are described as to last 30 days or longer.

With repeat hurricanes over recent years, south Louisiana home owners have learned that roof damage not repaired can become a much bigger problem. If you do not repair your roof, an insurance claim for further damage from a later storm may be denied, especially when insurance paid for the claim. Check your policy or with your insurance agent if you are not sure.

## 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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