

# Neighborhood News

July 2021 Volume 1 Issue 2



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Our Boards Mission is to protect the Village property and manage fiscal responsibilities to preserve our Village community. Following the HOA rules and regulations, the Board supports daily management in keeping community *real property value to the best of our ability*. We are committed to being as transparent and inclusive as possible. All HOA Operating Documents are available at the GNO website [www.qnoproperty.com](http://www.qnoproperty.com)

## Village Spring April-June Accomplishments

### **All homes completed**

Pressure Washing

Cleaned mailboxes and Added bird repellent strips

### **Phase I homes: homes built on White Heron approximately ten years ago**

Yearly Termite Maintenance

Replaced fences



Our Village green area is not modifiable for parking spaces. These spaces are part of our Planned Urban Development (PUD) design which cannot be changed, altered, or removed for parking or any other structure. The green area is part of the subdivision plat as submitted to St. Tammany Parish by the developer. Parking for the Village is designed for each unit to use their driveway and garage area allowing for three autos.

**Parking Rules:** The parking rules in any community tend to be a hot topic, and our Village is no exception.

**Absolutely No Parking on the Grass - Any Grassy Area.** The Village Home is built on cement slabs, many pipes and other utilities are running under and between units. Parking on the lawns may cause damage and expense to all owners. Anyone who continues these habits causes us all to suffer from servitude damage and expense.

St. Tammany Parish Sheriff's Department will ticket and tow improperly parked vehicles at the owner's expense. To avoid a ticket, ensure that your guests, visitors, and you properly park all autos off the streets and in your driveways.

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The Village Board created special committees to extend communication into our community. The committees offer homeowners opportunities to participate in the Village actively.



1. Welcoming Committee
2. Social & Decorating Committee
3. Newsletter & Social Media Committee

Everyone is welcome to join! It is an excellent opportunity to meet new friends and neighbors while contributing your knowledge, skills, and integrity to our community. Please send a note to [Villageshoaboard@gmail.com](mailto:Villageshoaboard@gmail.com) to let us know what committee you want to join.

**What's Ahead:** The Association does not anticipate any additional new projects. For 2021-2022 will be concentrating on the task we have on our list to enhance the community and repair nominal items on various homes.

Our current list: The Board has contacted St. Tammany Parish to come to the Village, survey our Drainage Ditches, and schedule those that need to be cleaned.

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Aging landscaping needs to be maintained in our neighborhood; the association will be replacing, pruning, and mulching as needed.

Seasonal Annuals will be planted in our Village entrance.

Cleaning and staining Village Bridge that our HOA is responsible for at our main entrance.



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**Why do we need reserved funds, and how are they used?** Reserve funds are used for maintenance and asset replacement projects that occur infrequently. These projects cover unexpected or long-term maintenance activities such as our recent fence, roof, and painting completed for the Phase I properties. Projects such as these come with a hefty price tag and are why many people live in an HOA property. Large-scale repairs and maintenance items are expected by the HOA and the reason the association starts saving ahead of time. To try avoiding burden to homeowners with special assessments.

**What are the steps when a property owner violates an HOA By-Law, and how does the HOA enforce the rules?**

The HOA is not the enforcer; homeowners who see the significance in owning a home and want their property to appraise above market value will self-police. To meet HOA guidelines and assist all property owners in keeping valuations high GNO conducts bi-monthly drive-throughs assessing the Village condition. Violations are noted, and letters are sent. Residents have 15 days to resolve the violation. If a resident does not correct the violation, then a 2nd violation letter is sent. If the 2nd letter is ignored, the

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3rd letter with the associated fine is issued. The homeowner will then have a 90-day violation on their HOA record.

A consequence of fines and violations is: Suspension of community voting rights and holding board positions until violations and fees are resolved. In extreme cases, the HOA can take legal action against homeowners and place a lien on their property until issues are fully resolved.

### **Where do I find community information?**

[The Village has a community Facebook page](#) where past news, safety, seasonal, recommended vendors, social, and a plethora of information will be continually updated.

The Village Board welcomes your input, suggestions, and participation in our community, helping to improve our quality of life in the Village.

If you have any concerns or recommendations, the proper procedure is to notify GNO Management, our property manager, [Ronnie at ronnie@gnoproperty.com](mailto:Ronnie@gnoproperty.com).



- Community BBQ will be rescheduled for this fall; stay tuned for details.
- Entrepreneurship Day for our young entrepreneurs is to be held **on Saturday, November 13, 2021**.
- First Annual Holiday Decorating Contest: starting November 26, 2021. Judging will be **on December 18, 2021**.



### **Alligator Safety**

**<https://www.wlf.louisiana.gov/>**

Alligator Safety at Louisiana Wildlife and Fishery offers many tips; here are a few:  
Do Call animal wildlife if you encounter a nuisance gator that has lost its fear of people.  
If you see an alligator while walking a pet, make sure that your pet is on a leash and under your control; it is best to avoid swimming in areas that are known habitats for alligators; please don't allow children to play by themselves in or around the water, Don't kill, harass, molest or attempt to move alligators, Never go near a baby alligator or pick them up: They may seem cute and harmless, but MaMa Gator will be nearby and will protect its babies.

***Please enjoy viewing and photographing wild Louisiana gators from a safe distance of at least 40 feet or more.***