

# Jefferson Parish Council Contacts

## Parish President:

**Aaron Broussard**

West Bank office: 364-2700

Email: [abroussard@jeffparish.net](mailto:abroussard@jeffparish.net)

## John Young, Councilman At-Large Division A

West Bank office: 364-2616 Fax: 364-3499

Email: [jyoung@jeffparish.net](mailto:jyoung@jeffparish.net)

Assistant (West Bank): Terry Talamo

Email: [TTalamo@jeffparish.net](mailto:TTalamo@jeffparish.net)

## Parish Council Chairman:

### Councilman At-Large Division B:

**Tom Capella**

West Bank office: 364-2624 Fax: 364-2828

Email: [tcapella@jeffparish.net](mailto:tcapella@jeffparish.net)

Assistant (West Bank): John Fitzpatrick

Email: [JFitzpatrick@jeffparish.net](mailto:JFitzpatrick@jeffparish.net)

## 3<sup>rd</sup> District Councilman:

**Byron Lee**

West Bank office: 364-2603

Email: [blee@jeffparish.net](mailto:blee@jeffparish.net)

Assistant (West Bank): Pamela Watson

Email: [PWatson@jeffparish.net](mailto:PWatson@jeffparish.net)

## West Bank Council Address:

Mailing address:

4<sup>th</sup> Floor

New Gretna Courthouse

P.O. Box 9

Gretna, LA 70054-0009

## HELPFUL NUMBERS

Citizens Affairs .....	736-6100
General code violations .....	364-3500
Environmental affairs .....	736-6102
Weed control .....	364-3540
Jefferson Transit .....	364-3450
Abandoned vehicles .....	364-3543
Stray animals .....	349-5111
Garbage pickup .....	736-6102
Recycling .....	736-6104
Mosquito control .....	366-0084
Water .....	349-5088
Streets .....	349-5800
Drainage .....	437-4939

*The PECA newsletter is published quarterly by the Association Board in an effort to keep all residents apprised of items of interest to our community. It is delivered to all residents of the subdivision without charge. We welcome your comments, suggestions and ideas.*

# Plantation Estates Community Association Inc.

## OFFICERS

**CHARLES MILLER**, President

371-8201; e-mail: [president@plantationestates.org](mailto:president@plantationestates.org)

**BETH MARTIN**, General Vice President

347-0424

**CANDY JENSEN**, Vice President, Restrictions

328-8351

**JOHN FORTUNATO**, Vice President, Security

616-8731; e-mail: [security@plantationestates.org](mailto:security@plantationestates.org)

**WESLEY BOUDREAUX**, Treasurer

340-4789

**JUDY GLANCEY**, Secretary

347-9207

## COMMITTEE CHAIRPERSONS

### COMMUNICATION

Charles Miller 371-8201

e-mail: [news@plantationestates.org](mailto:news@plantationestates.org)

### FLAG COMMITTEE

Norman Gauthreaux 341-2599

### GARDEN OF THE MONTH

Barbara Volz

### HOSPITALITY

Beth Owens 348-7066

### MEMBERSHIP

Latricia Jackson 347-4934

### NEWSLETTER

Pat Ketcham 340-8100

## PLANTATION ESTATES ARCHITECTURAL BOARD OF REVIEW

Jack Owens, Chairman

348-7066

## DISTRICT REPRESENTATIVES

### DISTRICT 1

**BILL STAEHLE**

340-5867

### DISTRICT 2

**DEBI LaJAUNIE**

341-8441

### DISTRICT 3

**RICHARD BORDENAVE**

340-1419

### DISTRICT 4

**JACK OWENS**

348-7066

### DISTRICT 5

**MERLIN JACKSON**

347-4934

### DISTRICT 6

**DREW LUKINOVICH**

348-0583

### DISTRICT 7

**BILL LANGER**

348-3570

### AT LARGE #1

**WAYNE NOCITO**

347-3581

### AT LARGE #2

**CHARLES GIARDINA**

347-9897

### AT LARGE # 3

**JOHN COMBEL**

328-3911

# PLANTATION ESTATES NEWSLETTER



December, 2007 • Volume No. 46

Plantation Estates Community Association • P. O. Box 683 • Marrero, LA 70073

Web Site: [www.plantationestates.org](http://www.plantationestates.org)

## President's Report

Happy Holidays! Thanks for everyone who attended, volunteered or sponsored the Plantation Estates Block Party & Homeowner's Meeting held in October 2007. Attendance was great; and, everyone had a wonderful time. A full recap of the meeting is written in a separate article in this newsletter.

Plantation Estates has worked with many of the other Westbank association Presidents from Gretna to Waggaman for the last several years and understands many of the issues that they have had to resolve. We all share ideas and find ways to improve the overall quality of life. You probably heard me say this many times - - I still believe Plantation Estates remains the best place to live in Jefferson Parish.

I enjoy volunteering with numerous organizations. It's hard to complain if you don't step up to make a difference; and, I'm proud to be a part of our association. We have an excellent group of people that also donate time to other organizations such as Crimestoppers, Optimist Club, Friends of Jefferson the Beautiful, schools, churches and other groups to make a positive impact in our community. It is real pleasure working with every one of them.

Plantation Estates has maintained its desirability for nearly 30 years because neighbors take pride in their neighborhood and are vigilant in reporting issues. We also have the support of our security detail patrols. Some Westbank neighborhoods have seen many changes over the years that have affected both property values and the overall quality of the neighborhood. The original developers of Plantation Estates created a system of Covenants & Restrictions to ensure our quality of life is maintained. These Covenants & Restrictions are filed on each property in the Conveyance Records in Jefferson Parish. Our Restrictions Committee regularly writes courtesy letters to assure compliance when something is brought to our attention. We greatly appreciate the fact that the majority of issues are resolved immediately without any further action required. Thanks to everyone who plays by the rules to maintain our property value. Having said that, it's unfortunate, but we've had a few restriction issues that have turned into legal matters. The association always takes a few steps to work with the homeowner to correct the violation in case there is some hardship we do not know about. If we're unable to resolve the issue after repeated attempts to work with the homeowner or the homeowner chooses to not contact us at all, the association will turn the matter over to our attorney and take the necessary steps to recover any expenses incurred until the violation is corrected.

Many citizens volunteer their time to bring about positive change. A number of leaders in our community representing business, civic and

parish leaders have been meeting as a group named The Jefferson Edge to list specific priorities dealing with Flood Protection, Crime Abatement, Education and Beautification. The goal is to cover quality of life issues and set a vision for the future. The recommended neighborhood crime sweeps, performed by the Parish to focus on quality of life concerns, already has been accomplished. The crime sweeps have been very effective and continues to occur periodically.

On a broader scale, there are some indicators showing positive signs for the future in Jefferson Parish, New Orleans and all of South Louisiana. Louisiana has elected a bright new Governor with positive energy and fresh ideas. Congress passed the Water Resource Development Bill, which allocates about \$7 billion for Louisiana. Congress also passed the Defense bill that has \$3 billion to plug the Road Home hole. There have been several new insurance companies who have applied to write insurance in Louisiana. We've seen some of the beginning changes in the New Orleans Judicial System, which certainly affects us in Jefferson Parish. Finally after 2 years, our own Oakwood Shopping Center is alive again just in time for the holiday season. The JP School System is in negotiations for a new elementary school on Lafitte LaRose Hwy. There are plans being discussed for another District Sheriff's Office also to be located on Lafitte LaRose Hwy.

We email many neighborhood and surrounding news to keep our members informed. If you do not currently receive them, please email [president@plantationestates.org](mailto:president@plantationestates.org) to get added on the list. In case of a mandatory evacuation, we can keep you in the loop on what's happening back home. Continue to check for updates on our website at <http://www.plantationestates.org>.

If you're new to the neighborhood, we welcome you to join our civic organization. If you have new ideas, we would love to hear from you.

The passing of our devoted Sheriff Harry Lee was hard on all of us. Sheriff Lee - - you and your family will be forever in our prayers. Thanks for everything you did to make this such a great place to live. You will be missed, but never forgotten.

Sincerely, your neighbor,

Charles Miller, III  
Plantation Estates Community Association, President  
[president@plantationestates.org](mailto:president@plantationestates.org)



# Neighborhood News



## ❖ Do you need a copy of the Plantation Estates Covenants & Restrictions?

We occasionally hear from new homeowners that they were not informed of restrictions either by their real estate agent or their home was purchased as a *For Sale by Owner*. If you need a copy, visit our website at <http://www.plantationestates.org>.

## ❖ Plantation Estates "Best Decorated for Halloween 2007"

M/M Robert Jensen	21 Gainswood Dr. E	District 7
M/M Marc Somme'	46 Oak Alley Blvd.	District 4
M/M Gerald Reites	18 Oakley	District 6
M/M Victor Brossette	25 Seven Oaks	District 5
M/M John Ledet	30 Seven Oaks	District 5
M/M Michael Killeen, Jr	42 Burleigh Ct. N.	District 2
M/M Jack Owens	24 Briarfield	District 4
M/M Chris Morvant	41 Ashphodel	District 3

## ❖ Free Trees from Friends of Jefferson the Beautiful

By Beth Martin 347-0424

In the next couple of months Friends of Jefferson the Beautiful will have approximately 3000 trees to give to Jefferson Parish residents. The trees should be about 1 1/2" in diameter and should include Oaks, Magnolias, Elms, Bald Cypress, Crepe Myrtles and others. If you are interested in receiving one, please call me as soon as possible.

Friends of Jefferson the Beautiful is a non profit group that works hand in glove with the Jefferson Parish Parkways Department, raising money and receiving donations for your public green spaces. If you would like to become a 2008 member, the dues are \$25.00 for the year. Please call me for more information.

## ❖ Circuit City Drainage Issue into Plantation Estates Resolved

A couple of months ago several homeowners brought to our attention a drainage issue from the back of Circuit City causing water to runoff into Plantation Estates. Since this falls on private property, it's their responsibility to fix. Terry Talamo with Council-at-Large John Young's office was able to get a Parish engineer to provide us a detailed description of the problem from the Drainage Department, which involved repairing the crack curbing and a few other things. We sent this written report to the Circuit City Property Management Division. They immediately issued a work order; and, the repairs were made in less than 2 weeks, including laying down new grass where the water had previously washed some of it away. The Plantation Estates Community Association thanks Circuit City for making the necessary repairs and working closely with us to resolve the issue.

## ❖ Update on Catalpa Court Drainage

On May 4<sup>th</sup> earlier this year, Catalpa Court experienced an excessive amount of water on the street coming up into the front yards. We have a Board Member on Catalpa that reported the issue to us; and, we contacted Kazam Alikhani, Director of Jefferson Parish Drainage. Immediately after our inquiry in May, Kazam sent drainage workers to clean the drain lines and catch basins to make sure the existing system functions to the best of its ability.

Since the problem still occurs today, the Drainage Department further investigated the flooding on Catalpa Court. They said the subsurface drainage system in Phase I of Plantation Estates was designed and installed in 1977, before the implementation of the current 10-year design storm standard that is now utilized in Jefferson Parish. These smaller drain lines are overwhelmed by large volumes of rain. When the subsurface system is overwhelmed, the water begins to pool at the lowest spot, which is Catalpa Court. Plan elevations show that Catalpa Court is two (2) feet lower than Oak Alley Drive, meaning that excess water from Oak Alley and Hermitage is just flowing downhill to Catalpa. The Subsurface Drainage Master Plan that is currently under development will certainly help address this situation and recommend the necessary drain line improvements needed in this area. The Drainage Master Plan is expected to be completed by the end of 2008. Improvements to Catalpa Court drainage will require more than just work on Catalpa Court. It will require improvements up Hermitage and Oak Alley all the way to Baratara Blvd.

Both Council-at-Large John Young and Councilman Byron Lee are committed to helping once the study comes back with recommendations on the necessary steps to correct the problem. The association has been assured by the Drainage Dept. this street is one of the target areas to be addressed and we will periodically request an update to keep everyone informed. We have one of our Board Members and a couple of other homeowners on our email list who receive these updates from us by email. If you are a member of the association who would like to be added to our list, please send us an email at [president@plantationestates.org](mailto:president@plantationestates.org). If you would like to read the updates, we have posted the complete email correspondence and photos on this issue in the "Latest News" section of our website at [www.plantationestates.org](http://www.plantationestates.org). Thanks for your support.

## Garage Sales & Lost Pet Signs in Plantation Estates

Please help save our trees by NOT nailing any signs in them. If you have a lost pet, email the information to post on the PE website at [president@plantationestates.org](mailto:president@plantationestates.org)

2330 Lapalco Blvd.  
Harvey, LA 70058  
(504) 362-0800

210 Old Hammond Hwy.  
Metairie, LA 70005  
(504) 828-2220

208 Lee Lane  
Covington, LA 70433  
(985) 875-0432

MARK AND LETTY BERGERON, Proprietors

Off. (504) 341-5857  
Fax (504) 341-7406

AA  
VACUUM TRUCK SERVICE, INC.

KEVIN A. BREAUX  
Vice President

5224 Oak Drive  
Marrero, LA 70072

**FERDIE'S**  
Printing Service  
Quality Offset Printing

PHIL BLANCHARD

3751 Spencer Street • Harvey, Louisiana 70058  
(504) 341-6388 • (504) 341-6395 • Fax: (504) 340-9426  
email: bernadette@ferdieprint.com

STATE FARM  
INSURANCE COMPANIES  
HOME OFFICES: BLOOMINGTON, ILLINOIS

SELECT  
AGENT

DAVID W. PERRET, SR., LUTC  
Agent  
725 Westbank Expressway  
Westwego, LA 70094

bus.: 504.347.6228 • fax: 504.341.9785

PRIVATE TUTORING

EDIE MEAUX  
504 - 486 - 4420  
EdithMeaux@Cox.net  
LOUISIANA CERTIFIED  
Kindergarten / Elementary  
All Subjects

DAVID RIVAS REALTY  
31 Years of Experience  
4% Commission to Seller  
Why Pay More?  
504-341-4263  
75% - 25% Agent-Broker Split

JEFFERSON PARISH  
STATE OF LOUISIANA

BYRON L. LEE  
COUNCILMAN, DISTRICT 3  
JEFFERSON PARISH

WESTBANK  
6TH FLOOR, NEW GOVERNMENT BLDG.  
GRETNA, LOUISIANA 70053  
SUITE 6500 - (504) 364-2603  
FAX: (504) 364-3704

EASTBANK  
1221 ELMWOOD PARK BLVD.  
JEFFERSON, LOUISIANA 70123  
SUITE 1011 - (504) 736-6591  
FAX: (504) 736-6598

Acadian  
Carpet  
Center  
Inc.

LOOK US UP ON THE WEB  
[www.acadiancarpet.net](http://www.acadiancarpet.net)

5140 LAPALCO BOULEVARD - MARRERO, LA 70072  
PHONE (504) 340-2432 FAX (504) 340-2468

4802 Westbank Expwy.  
Marrero, LA 70072

PATIO GARDENS  
&  
LANDSCAPING, INC.

WAYNE NOCITO  
Graduate Horticulturist

347-7694

PATRICK CAMPBELL  
REALTOR®  
(504) 361-8035 BUSINESS  
(504) 361-8099 FAX  
(504) 460-9055 CELL  
Patrick.Campbell@CBTEC.com

COLDWELL BANKER  
TEC REALTORS®  
3201 General de Gaulle Drive  
Suite #100  
New Orleans, LA 70114  
www.cbtec.com

Barefeet Inflatables, LLC  
"Bounce with Barefeet"

Nicole & Chad

barefeetinflatables@cox.net  
www.barefeetinflatables.com

Cell: (504) 858-5159  
Bus: (504) 218-5973

KELLER WILLIAMS  
REALTY

Jay Susslin  
REALTOR®

Office: 504-207-2007  
Fax: 504-648-2733  
Direct: 504-723-5403  
Jay@JaySusslin.com  
www.JaySusslin.com  
2600 Belle Chasse Hwy.  
Gretna, LA 70056

Each Keller Williams Realty Office is  
Independently Owned and Operated

JEFFERSON PARISH  
STATE OF LOUISIANA

JOHN F. YOUNG, JR.  
COUNCILMAN AT LARGE, DIVISION A

EAST BANK  
1221 ELMWOOD PARK BLVD.  
SUITE 1016  
JEFFERSON, LOUISIANA 70123  
OFFICE: (504) 736-6615  
FAX (504) 731-4646  
E-MAIL: JYOUNG@JEFFPARISH.NET

WEST BANK  
200 DERBIGNY STREET  
SUITE 6200  
GRETNA, LOUISIANA 70053  
OFFICE: (504) 364-2616  
FAX (504) 364-3499

Richard Bordenave Realtor®  
Website: <http://www.richardbordenave.com>  
Email: richard@richardbordenave.com

Prudential  
GARDNER, REALTORS®

3725 MacArthur Blvd. New Orleans, LA 70114  
Bus: (504) 366-4511 Fax: (504) 366-4519  
Cell: (504) 232-1297

An independently owned & operated member of The Prudential Real Estate Affiliates, Inc.

Arden Cahill Academy  
Infant Centre (2 Months)-Pre-School-Grade 8

Academic Excellence  
Cultural Enrichment  
3101 Wall Blvd., Gretna

APPLICATIONS  
NOW BEING ACCEPTED  
392-0902

E-Mail: [www.ardencahillacademy.com](http://www.ardencahillacademy.com)  
Child Care State Approved  
Summer Camp Non-Discriminatory

Please support our advertisers.





## Garden of the Month

By Barbara Volz

### September 2007

M/M Garrett Mineo	46 Asphodel Dr.	District 3
M/M Leo Mediamolle	31 Briarfield Dr.	District 6
M/M Tan Nguyen	4950 Oak Alley	District 2
M/M Edward Dragon, Jr.	35 Oakley Dr.	District 5
Mr. John P. Williamson, III	22 Seven Oaks Rd.	District 5
M/M Thomas Anzelmo, Jr.	36 Shadows Ct.	District 6

### October 2007

M/M Randall Rose	40 Rosedown Ct.	District 3
M/M Massimo Amenta	10 Darby Ct.	District 4
M/M Barry Thibodeaux	128 Belle Grove	District 3
M/M Lionel Boudreaux	36 Madewood Dr.	District 6
M/M Thanh Huu Chau	2 Hermitage Dr.	District 2
M/M Daniel Blanchard	21 Asphodel Dr.	District 3

### November 2007

Mr. Bruce McKay	2 Briarfield Dr.	District 4
M/M Mark Dufriend	67 Anchorage Dr.	District 1
M/M Gary Charles	15 Madewood Dr.	District 7
M/M Camile Matrana	19 Oakley Dr.	District 6
M/M Charles Miller, III	20 Melrose Dr.	District 5
M/M Elmo E. Pecot, Jr.	38 Oak Alley	District 4

**Post your pets on the Plantation Estates website located at [www.plantationestates.org](http://www.plantationestates.org) at no charge to all active Association members. This service is offered in an effort to help locate the owner of a lost pet(s) immediately and contact you as soon as possible. Email a picture of your pet(s) and contact information to be posted online to [info@plantationestates.org](mailto:info@plantationestates.org)**

### CHILD CARE SERVICES AVAILABLE

The following residents of Plantation Estates are available to provide baby sitting services:

**Cassie Graziano - 341-3284**  
**Tiffany Mosel - 340-9281**  
**Danielle Boudreaux - 340-4789**  
**Allyson Graziano - 341-3284**

If you are under 21 and would like your name listed for this or any other service within Plantation Estates please contact Pat Ketcham at 340-8100.

## PARKING AND VEHICULAR CODE VIOLATIONS:

### LOUISIANA STATUTES

**RS 32:144** Improper parking (vehicles parked against the flow of traffic)

**RS 32:143** Posted parking (no parking)

### JEFFERSON PARISH ORDINANCES

**36:4** No parking on a sidewalk

**36:5** No parking on servitude

**36:88** No parking of a vehicle on a street for more than 48 hours

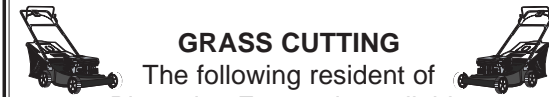
**36:92** No parking on a neutral ground

**36:93** No parking within 30 feet of an intersection

**36:94** Blocking a driveway (parked directly across from or 3 feet of either side)

**36:95** No parking within 20 feet of a fire hydrant

**36:129** Abandon, junk or wrecked vehicles



### GRASS CUTTING

The following resident of Plantation Estates is available to provide lawn mowing services:

**Dexter Matrana cell (504)-554-1226**

If you are under 21 and would like your name listed for these or any other service within Plantation Estates, please contact Pat Ketcham at 340-8100

• SPEEDING •  
 "20" MEANS 20!  
 • STOPPING •  
 "STOP" MEANS STOP!

### CAUTION

**WALKERS**—Always walk against (Facing) Traffic. Stay on the extreme left side of the road, especially around curves in the road.

**BIKERS**—Always ride with traffic. Stay on the right side of the road.

**To Report Traffic Related Complaints**  
**Call the JPSO Traffic Division**  
**465-1480**



## Neighborhood News continued

### ❖ Crimestoppers – An Effective Crime fighting Tool

Crimestoppers has been around for over 26 years. It's one of the most important crime fighting tools because it gets citizens involved. We're not the police and your tips remain anonymous. We do not have caller ID; and, you are assigned a number when you call so we can eventually pay out the reward to you if the tip leads to an arrest.

Since inception, Crimestoppers has solved over 9,000 crimes and paid out over \$1.2 million in rewards. In the first 6 months in 2007, tips lead to over 150 arrests, solved 24 murders and paid \$67,000 cash rewards. Remember, it's an anonymous call at 822-1111.

If you would like to make a donation or volunteer to help, you can visit the website at [www.crimestoppersgno.org](http://www.crimestoppersgno.org) or call the Executive Director Darlene Cusanza at 837-8477.

### ❖ FEMA Trailers Rolling Out in Jefferson Parish

There were some 17,000 FEMA trailers in Jefferson Parish in the months after the storm. In April of this year the Parish counted 9,000 trailers in unincorporated areas. There are fewer than 2,000 now. The parish is in Phase II of its exit plan in hopes that most, if not all, FEMA trailers in residential areas will be out by the end of the year.

Inspectors are asking for documentation if a further exemption is warranted. If so, an extension will be granted for a short period on a case-by-case basis. The house must also be under repair or the homeowner must show proof they are in litigation with their insurance company or awaiting an LRA grant. No extensions will be allowed by the parish beyond March 1, 2008. The parish also officially requested that FEMA close group trailer sites and the agency has been working to meet that goal by year end. Visit [www.plantationestates.org](http://www.plantationestates.org) to read this full article.

### Security

By: Colonel John Fortunato, Jefferson Parish Sheriff's Office

Hello,

Well I'm sure by now you have drawn your own conclusions concerning Halloween night. For the most part, things went pretty well. The increased police presence should have been obvious. This Halloween we had 5 detail officers patrolling our subdivision from 5:30 PM to 9:30 PM. I am happy to tell you we had no incidents reported. Actually, the only complaint we had was over an illegal parking matter. In anticipation of Halloween next year, things will be a little more challenging since Halloween falls on a Friday; therefore, we may have to add additional officers as well as look at the possibility of changing the hours of patrol.

Over the past several months, as your director of security, I have met with the board of PE to discuss the possibility of installing cameras in our subdivision. We are happy to report, after receiving input from several security companies we will move forward with the installation of our initial camera system installations within the next couple of months. We will continue to evaluate the system in order to improve our objective. Various types of cameras will be used initially. During this time, we will be considering additional locations throughout the neighborhood.

As the holiday season quickly approaches, please keep in mind that your safety should be your number one concern. During these times, you must constantly be aware of your surroundings. Continue to be vigilant. If possible, travel with someone else. In the event you must travel at night, remember to be alert. Make certain you are not being followed. If you believe you are, travel to a well lighted area such as nearby businesses that are open and call 911. Don't drive straight home if you think someone is following you. Often times you may have heard me say call the police if you feel threatened.

Please continue to practice good security precautions throughout the year regarding lighting, mail and newspaper delivery. Make sure you notify your neighbors if you are going to be traveling. Don't forget to call 911 and ask for a "Patrol Request" if you are planning on being out of town for an extended period of time. For your protection, we have always increased patrol times during November & December. This year we will increase the hours of patrols coverage from 12 to 16 hours per day.

The following is a complete breakdown of all calls for service in PE from January 1, 2007 to present date.

If you have questions, please email [security@plantationestates.org](mailto:security@plantationestates.org)

Thank you

### CALLS FOR SERVICE for PLANTATION ESTATES 01 JAN 2007 through 13 NOV 2007

Signal Type	Count	Signal Type	Count
Battery	1	Disturbing the Peace	2
Burglary	2	Vehicle Accidents	12
Auto Theft	1	Suspicious Persons	23
Theft	4	Vehicle Burglary	8
Criminal Damage	5	Residence Burglary	3
Burglar Alarms	92		
		Total	153

## PECA MEMBERSHIP SOARS!

By Latricia Jackson

Following our September Newsletter, a new homeowner joined the Association, bring our 2007 PECA membership total to 293! Our previous record high of 283 was set back in 2004. Thanks to our new member at 59 Oakley for helping to break the record!

Invoices for the 2008 dues will be mailed to all homeowners in January 2008. Membership dues are \$60 per calendar year payable upon receipt of the invoice.

Your annual dues are an investment that supports the many things we do to enhance our community, including:

- New seasonal banners
- Increased security patrols
- Garden of the month

- Representation in the West Jefferson Civic Coalition
- Landscaping maintenance of 2 main entrances (Oak Alley & Parlange)
- Annual Homeowners Meeting and several social/children events
- Quarterly neighborhood newsletters
- Neighborhood website
- Four PECA sponsored neighborhood family events per year
- Protection of our property values with oversight of the restrictions and protective covenant documents for the neighborhood

If you wish to receive PECA email communications, please email our president, Charlie Miller, at [president@plantationestates.org](mailto:president@plantationestates.org).

## Restriction Committee

By Candy Jensen

Plantation Estates Community Association Restriction Committee has contacted many homeowners these past few months regarding a variety of Protective Covenants infractions: home visits, letters, certified letters and letters from our Attorney for legal contact. Some homeowners have been very cooperative; and, unfortunately a few have not complied at all, even after legal contact.

### RESTRICTION ISSUES:

- BOATS, TRAILERS, MOTOR HOMES parked on street and or not behind an enclosure.
- MAINTENANCE, REPAIR AND PAINTING of dwelling. Yard maintenance is included.
- COMMERCIAL VEHICLES parked in view, including magnet door business signs.
- SIGNS IN YARD. Only "For Sale" of the home/property is acceptable. We have had many complaints from homeowners recently for School Open House signs and Political signs.

Of late we have a new issue: PARKING ON FRONT LAWNS. Actually this issue is not addressed in our regulations. Undoubtedly it was not a problem many years ago when the Restriction Covenants were written. IT IS A PROBLEM TODAY!

Please review Protective Covenants on our website: [www.plantationestates.org](http://www.plantationestates.org)

## Featured Article

This section of the newsletter is dedicated to professional articles contributed by OUR OWN homeowners. Call or email us if you might be interested in writing an article for the next newsletter.

Contributed by Mr. Patrick Campbell, Realtor,  
Coldwell Banker TEC Realtors 460-9055

Even if you are not directly involved in the local real estate market right now, it is good to get some good, updated information on your home market now and then. This report is targeted at Plantation Estates, our neighborhood. Your home is probably one of your largest investments; assets that you can carefully protect. Remember, in real estate, the buyer and seller have directly opposite goals; the seller wants to get the most out of the sale, right away, while the buyer wants to minimize overall cost and take his time doing it.

Lately, the housing resale sector has evolved into a clear **Buyers' Market**. That means there are fewer serious buyers out there and plenty of homes for sale. In addition, the homes sit on the market for longer periods. This condition puts the qualified buyers in the driver's seat. Though this is not a particularly good time to be selling property, it is a great time to buy and/or invest in residential real estate. Let us look at the facts.

According to our local Multiple Listing Service (MLS), there are now seven homes listed for sale in Plantation Estates, two homes are under contract and nine have closed / sold since November 1, 2006. With nine units for sale and nine units sold, we have an inventory of 100% or a one-year's supply. These are the key factors:

1. Of the nine units sold, six were in excellent condition, two in very good condition and one in average condition. Condition is a prime component of price and attractiveness.
2. The average Days on the Market (DOM) were 107.4 days, with a low of 10 days and a high of 266 days. Longer holding time increases sellers' costs and drops the price.
3. The average Cost per Square Foot at Sold Prices was \$115.80, with a low of \$90 and a high of \$127, depending on condition and amenities. This means a 3,000 sq. ft. home in Very Good Condition sold for about \$347,400 during this period.
4. All the sales were financed with conventional loans.
5. Most Realtors did a fine job in setting the original asking prices. Only one price was reduced substantially (nearly 10%) and two prices were cut by only 3% in order to begin to attract potential buyers. More importantly, once the deals began coming together, all but one of the final list prices was discounted by buyers from 3.2% to 12.2%.

In other words, most sellers got less money to take out of their home sales in 2007 vs. 2006.

So, what are the implications of all this information? First, the home on which the offer is made is likely to be one of several the buyer would consider to buy, so there will not be many rounds of price negotiations. Second, the final offered price will likely be 4% to 14% less than the current asking price to begin with, and the buyer may ask for 1-2 points on financing, a home warranty for about \$400 and some cash-back for closing, insurance, and other seller concessions up to 10% of the offering price. As long as this Buyers' Market lasts, sellers will probably make less than they had planned. Sellers Beware! Buyers Take Care! - Patient, methodical and timely planning always pays off.

## Hope Haven Center Tree Trimming Project

Patrick Connick, who was elected unopposed to the Louisiana House of Representative, District 84, organized a group of local tree trimming companies to participate in a clean up of Hope Haven Center in Marrero on Saturday, October 27. Several Plantation Estates homeowners assisted with the project.

Hope Haven, which is in Connick's district, contains a homeless shelter, a residential treatment center for more than 70 children, a food bank for the elderly, and an independent living skills program for young adults.

The property contains about 100 mature oak trees that were damaged by Katrina. The US Army Corps of Engineers originally agreed to perform the work but later backed off the project. The Corps claimed that the job did not qualify under the contract they had with Jefferson Parish to prune trees damaged by the Hurricane.

Connick said that because he ran unopposed, he does not have the typical campaign debt and therefore he is able to donate a portion of his campaign account to underwrite the clean up. "After being elected, I was told by a few people that I should send a mailing to voters in my district and tell them what I am going to do to improve District 84. That mail out would have cost around \$9,000. I decided that instead of telling people what I was going to do by sending out a brochure - it was best to just go ahead and do it."



## Recap of the Plantation Estates Block Party and Annual Homeowner's Meeting

Approximately 120 people attended our block party. They enjoyed the great food and talked with neighbors. The kids played on the spacewalk. We began the meeting with Drew Lukinovich introducing the District Representatives and the Board Members. Since no nominations were received, a motion was passed to elect the current District Reps and Board Members.

Latricia Jackson, Membership Chairperson, said we have 293 members. Candy Jensen, Restrictions Chairperson, gave a report on restrictions and commented about forming a committee soon to clarify the language in our restrictions. On behalf of the Security Committee, we announced 5 police cars were scheduled for the night of Halloween. We recommended everyone turn their lights off at 9:00 p.m. to help reduce the crowd.



We also gave an update on a number of items which concerned some homeowners. The red light at the U-turn in front of Raising Cane's is currently out for bid by the Parish. The FEMA trailer park on Ames should be gone by the end of the year. The drainage on Deveraux behind Circuit City has been repaired. We are looking into upgrading the entrance sign on Barataria Blvd; it will be similar to the new sign we recently installed on Parlange. The fence at the end of Oakley was repaired; and, we re-painted the metal dead-end bar. We are planning to fill the low spots where the trees on Oak Alley were removed.

We reminded everyone about the Pumpkin Painting party on October the 27<sup>th</sup> and mentioned our plans to have Santa Claus visit us in Plantation Estates again this year.

This block party followed the Saints game, which had everyone in a good mood since the Saints won the game against the Atlanta Falcons. Many homeowners commented they had a terrific time at this event and recommended we host a Spring Block Party. One homeowner has offered their cul-de-sac for a future location with use of electricity; and, we certainly



will discuss the idea. Thanks to everyone who attended and donated food for the event. If you missed this one, we hope to see you next time. A special thanks to: the Centanni's for recommending the block party idea and donating the delicious shrimp mosca, all the homeowners in the Asphodel block for allowing the street closure, Jack Owens for use of the party rental supplies, and John Combel for donating the drinks and making the banners to advertise the event.



## Combel's Customs Auto Collision Center is Proud to be a part of Plantation Estates



4512 4th St | Marrero | 504.361.1856

### Perle Publications & Presentations

*Silk Flower Arrangements for Your Loved Ones*

Looking for an arrangement for a family member or loved one who has passed on? For over ten years, we've been making graveside silk arrangements for family members. Well-anchored in the cemetery vase, the arrangements usually last from 6-12 months, inside or out.



- Prices vary
- Choose your colors for the arrangement
- Either use your own vase or we can provide one
- Christmas bouquets available now



Contact Debbie at  
dpercle1@cox.net or  
call 504-340-3173.



*Look Better. See Better.*

## St. Charles VISION OUTLET

*Making quality affordable.*

- Comprehensive eye health exams
- Diagnosis and management of ocular disease
- Specializing in difficult contact Lens fits
- Name brand eyewear
- Insurance accepted, including major medical plans
- Emergency, walk-in, and evening appointments available

3909 Lapalco Blvd.  
Suite 201  
504-328-9733

Located at the corner of Paxton & Lapalco inside the Family Doctors building on the 2<sup>nd</sup> floor.

*We're part of your neighborhood.*



# Our Exquisite Fleur de Lis Collection



**BREAUX'S**  
**JEWELERS**  
*Fine Handcrafted Jewelry*  
 1906 BARATARIA BLVD.  
 (504) 347-7332



[www.wjmc.org](http://www.wjmc.org)

**Call 349-6349**

**Changing Lives,  
 Not Just Sizes.**

**West Jefferson  
 Medical Center**  
 Hospital and Health System  
**Weight Loss Center**

## JEWELRY KINGDOM



**1700 Promenade Blvd  
 (Across from Super Wal-Mart)  
 Marrero, LA**



**504-348-2344**



**Neighborhood store for 25 years**  
**Expert Jewelry Repairs, Custom Jewelry**  
**10 karat, 14 karat Gold and large selection of**  
**white and yellow gold**  
**Diamond Jewelry and Class Rings**  
**Large selection of Watches:**  
**Seiko, Citizen, Bulova, Fossil, Timex, etc.**



Present this ad for \$20.00 off or watch battery for \$7.99



**Friendly**  
**Accessible**  
**Professional**  
**Puts You First**  
**Knowledgeable**  
**32 Years Experience**

**Call Sandy**  
**392-2129 - 669-7237**

I know your neighborhood & the market, and have the expertise to sell your property, too. If you are interested in buying or selling, please call me now.

**Prudential GARDNER**  
 REALTORS®  
 366-4511

[www.SandyDomico.com](http://www.SandyDomico.com)

**Sandy Sells Plantation Estates**

If your property is currently listed with another broker, please disregard this offer.