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4th 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

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MEMBERSHIP

Latricia Jackson 347-4934

NEWSLETTER

Pat Ketcham 340-8100

PLANTATION ESTATES ARCHITECTURAL BOARD OF REVIEW

Jack Owens, Chairman

348-7066

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DISTRICT 2

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341-8441

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347-4934

DISTRICT 6

DREW LUKINOVICH

348-0583

DISTRICT 7

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348-3570

AT LARGE #2

CHARLES GIARDINA

347-9897

AT LARGE #3

JOHN COMBEL

328-3911

PLANTATION ESTATES NEWSLETTER



May, 2008 • Volume No. 48

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

Web Site: www.plantationestates.org

President's Report

Dear Friends and Neighbors,

The summer is almost here and it's nice to see so many people out walking the neighborhood and working in their gardens. Thanks so much to all of the volunteers that devote their time to beautifying our neighborhood by picking up trash, helping with landscaping, volunteering on our Board, helping with banners and much more.

I would like to encourage everyone to please join the association. The dues are only \$60/year to help us cover the expenses to make our neighborhood a nice place to live. Also, if you have new ideas, please let us know. We make every attempt to work on suggestions from members and need your help with those ideas. For example, numerous homeowners had mentioned concerns recently about speeding; so, we ordered child cutouts as a reminder to everyone that speeding is not worth the safety risk to our walkers and children. Please make an effort to slow down within the neighborhood, especially since children will soon be out for the summer. We're hoping these signs will be a reminder and prevent the need to issue tickets.

You may have seen cameras and wireless communication devices installed on several light poles in the neighborhood. The past couple of months our Board has interviewed camera companies to add security surveillance cameras at all 3 entrances of the subdivision. Some vendors invited us to see live camera systems currently installed with existing clients and some vendors setup their equipment in the neighborhood to show us how it works. We will soon meet to discuss the proposals, select a vendor and move forward with one of them. We'll keep you posted on this enhancement to the security of our neighborhood.

Below is a list of some recent business activity on the Westbank. Many of our local businesses have experienced a lower volume of sales. Please make an effort to buy locally and keep money in our community. Let's support our local businesses and jobs. We all get excited to hear new businesses are willing to open in our area; but, we need to patronize by shopping, eating, renting, etc. from those businesses. If you can purchase something locally rather than ordering on the internet, try to do so. These business owners work hard to open these stores and we need to show them that we support their investment in our community. In fact, there are many Westbank businesses owned by Plantation Estates homeowners, so here's another reason to buy locally. Many of them even advertise in our Plantation Estates newsletters.

- Laborie's Supermarket has now opened on Barataria/Lapalco.
- Krispy Kreme recently completed renovations to its store and reopened to pre-Katrina operations.
- Semolina's on Manhattan will close down for a short period sometime in August and be converted to a Zea's Rotisserie & Grill, which will re-open back in September.
- Marshall's will open in the old Service Merchandise building on Manhattan/Expressway.
- The sign has been erected on Barataria for The New Orleans Pancake & Breakfast House on Barataria, which is a full service restaurant that currently has locations on Belle Chasse Hwy. and another location on N. Arnold in Metairie.
- The Lowe's Home Improvement will be coming soon at the old JC Penny's location at Belle Promenade
- O'Brien's Grill recently opened on Belle Chasse Hwy near Mudbug's and is an upscale fine dining establishment specializing in steaks.
- Holiday Inn is spending more than \$13 million dollars in a conversion of the old Tower Hotel on the Westbank Expressway near the bridge to an all new Holiday Inn.
- Some type of flooring expo store will open on Expressway in the building being renovated next to Sport Academy in Gretna.

Congratulations to Coach DoBee Plaisance of the Women's Loyola Basketball Team. DoBee Plaisance is a Plantation Estates homeowner. She led the Wolfpack to their third NAIA National Tournament by winning the Gulf Coast Athletic Conference regular season championship. DoBee was recently nominated for the Russell Athletic/WBCA National Coach of the Year in NAIA District Six. She was also named GCAC Coach of the Year for the second consecutive season. Keep up the great work DoBee.

We send out many neighborhood and Parish related news items to keep our members informed. Send us an email to president@plantationestates.org to get added on the list. Hopefully we have no serious threats forcing us to evacuate this hurricane season, but having your email address can be especially important to keep you in the loop on what's happening back home.

Sincerely,

Charles Miller, III

Plantation Estates Community Association, President

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>.

❖ Update on Catalpa Court Flooding – April 2008

We requested an update on the Catalpa Court Flooding. Mr. Hotard with the Jefferson Parish Drainage Dept. said "Phase I (information gathering and planning) of the Westbank Master Plan is still about two months from completion. Upon the start of Phase II, our consultant will be generating a detailed computer model of various Westbank neighborhoods (including plantation Estates) to document what improvements are needed. It could take three to six months for the first models to be completed. It will not be until fall of this year that an accurate picture of what must be done will be available. At this time there is no new information. We ask that you please extend your patience a little longer until the modeling is completed." The Plantation Estates Community Association has confirmed the Drainage Dept. will be our speakers for our October Homeowner's meeting, so we look forward to an update on this at that time.

❖ Parc des Familles gets Major Roadway

Parc des Familles will be the largest park ground in Jefferson Parish and second only to City Park within the Greater New Orleans area. Located on a 610 acre tract on Leo Kerner Parkway, the park will improve and enhance recreational experiences in Jefferson Parish.

The first major roadway into Parc des Familles is now complete. The one mile road on the south side of the park was constructed by Barrier Construction Company. The entrance to the new roadway is on Leo Kerner Parkway and will eventually lead to the Environmental Study area and a commercial reception hall.

A permit was received by the Corps of Engineers for clearing, filling and building on 20 acres of the land. This will include the 15 acres of land on the left side of the roadway to build the reception hall which will overlook a lake and botanic garden. The reception hall will house a

17,000 square foot banquet facility; construction of the banquet facility is scheduled to start in 2009. The additional five acres are fronting Leo Kerner Parkway which was donated to the Jefferson Parish Sheriff's Office. Plans for these five acres include a new substation which work is expected to begin by the end of 2008.

Some of the park's facilities will include Estelle Playground, a maintenance facility, BMX course, equestrian center, stadium, science and art museum and many other features. The environmental area is a 31 acre tract which will remain untouched and undeveloped in order to preserve the natural beauty. Located in this area will be a pavilion, restrooms and boardwalk trail which will wander through the tract. 20 acres of the park have been donated to the Jefferson Parish School System for a new high school. The construction will not be for another four to five years. For more information contact Wayne Nocito, Director at 349-5000.

❖ Plantation Estates Easter Egg Hunt

by Beth Martin

Our annual Plantation Estates Community Association Easter Egg Hunt was held on Saturday, March 15. The weather was nice and we had a great attendance. The Easter Bunny was there visiting with all the children and posing for pictures. The 1400 candy filled eggs were picked up and nestled into baskets within a matter of minutes. Jacob Black and David Owens both residents of our community found the two "special eggs". Along with the special eggs, Jacob and David each received a \$25.00 gift card donated by Big John Combel.

I would like to also thank the Easter Bunny for coming, Morgan and Penny Legendre for donating the eggs, the Matrana family for donating the carrots, and Big John Combel for donating the bunny escort, the drinks and the gift cards, and all the following people for their help, Wesley Boudreaux, Beth, Lindsey, and David Owens, Ashley and Emily Martin, Debbie and Danny Blanchard, Candy Jensen, Charlie, Sheryl, Victoria and Madeline Miller.

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

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

210 Old Hammond Hwy.
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Garden of the Month
By Debbie Blanchard

March 2008

M/M John Glancey	84 Longwood	District 3
M/M Eric France	32 Rosedown	District 3
M/M Cline Matherne	50 Oak Alley	District 4
M/M Robert Ducote	12 Melrose	District 5
M/M Hyman Bartolo	12 Darby	District 5
M/M Victor Brossette	25 Seven Oaks	District 5
M/M Terry Cantrelle	35 Shadows	District 6
M/M Jose Aldaya	26 Nottoway	District 7
M/M Daniel Dufrene	1 Millwood	District 2
M/M Anthony Randazzo	50 N. Burleigh	District 2

April 2008

M/M David Bertrand	21 Tara Ct.	District 6
M/M Harry Zimmerman, III	47 SevenOaks	District 5
M/M Bill Enos	25 Asphodel	District 3
Mr. Jack Lopipero	53 Hermitage	District 1
M/M Charles Bourg	71 Anchorage	District 1
M/M Herbert Robin	30 Melrose	District 5
M/M Jack Owens	24 Briarfield	District 4
Ms. Anna Matrana	6 Fairfax	District 2
M/M John Combel	10 Oakley	District 7
M/M Robert Jensen	21 Gainswood E.	District 7

May 2008

M/M Melvin Camet, Jr.	18 Catalpa	District 2
M/M Mark Zimmer	4932 Oak Alley	District 2
M/M Joe Smith	66 S. Burleigh	District 1
M/M Warren Buffone	44 Seven Oaks	District 5
M/M Peter Rinaldi	18 Melrose	District 5
M/M Brian Hartman	19 Nottoway	District 7
M/M Pat Sabolyk	12 Briarfield	District 4
Mr. Frank Fradella	26 Oak Alley	District 4
M/M Charles Briscoe	63 Oak Alley	District 4

The Gardens of the Month are featured with photos under the "Members Only" section of the website.

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

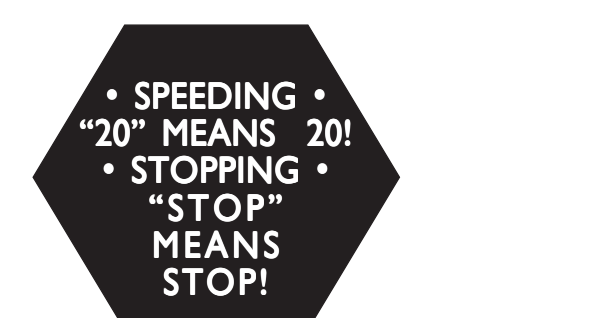
- 36:4 No parking on a sidewalk
- 36:5 No parking on servitude
- 36:88 No parking of a vehicle on a street for more than 48 hours
- 36:92 No parking on a neutral ground
- 36:93 No parking within 30 feet of an intersection
- 36:94 Blocking a driveway (parked directly across from or 3 feet of either side)
- 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



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

Post your pets on the Plantation Estates website located at: www.plantationstates.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@plantationstates.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.

Please complete the following form and return it to your district representative or mail to:

PECA, P.O. Box 683, Marrero, LA 70073-5084

(Please include your check to cover the yearly dues of \$60/year)

**PLANTATION ESTATES COMMUNITY ASSOCIATION
HOMEOWNER INFORMATION***

NAME: _____

SPOUSE'S NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

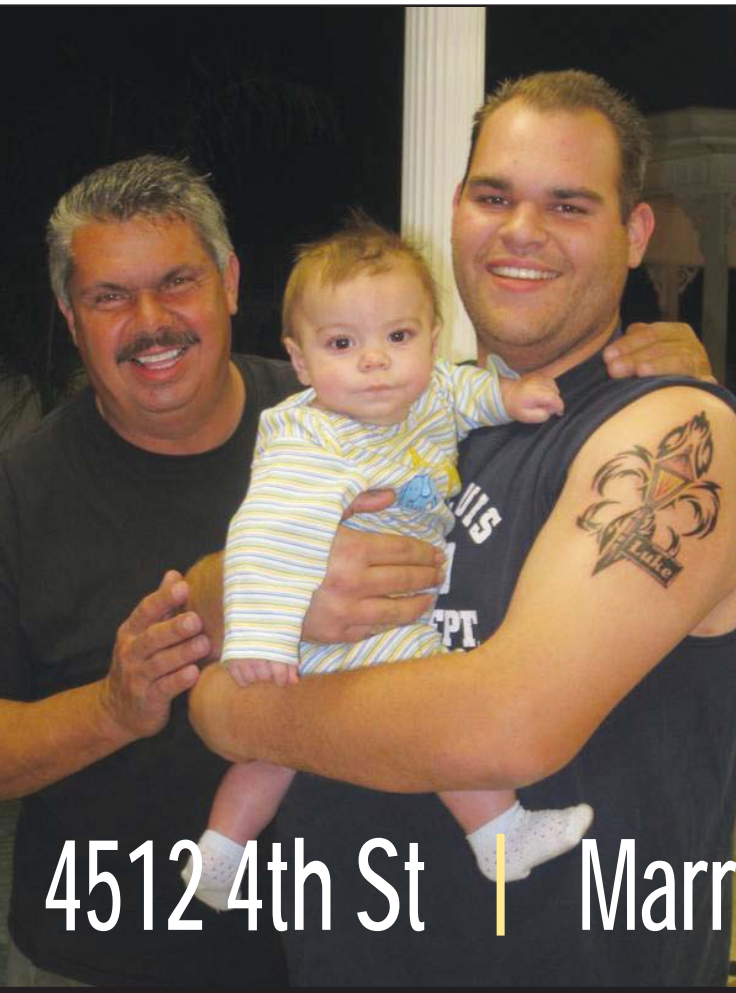
HOME PHONE NO.: _____

BUSINESS PHONE NO.: _____

E-MAIL ADDRESS: _____

DISTRICT NO.: _____ LOT NO.: _____ SQUARE NO.: _____
(If you don't know the District, Lot and Square #, leave it blank)

* **NOTE:** This information will remain confidential at all times and will not be sold or released to anyone outside of the Plantation Estates Community Association.



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Another PECA project made possible with your support. March 2008

Thanks to the following PE volunteers for donating their time to this project:
(If anyone else would like to assist, please let us know)
Debbie Blanchard, Johnny & Judy Glancey, Charles & Cheryl Miller

Also, thanks to Bill Tiff for anchoring some of the leaning trees along Oak Alley.



Jay Susslin Realtor®



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Security

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

Hello again,

As your vice president of security, I feel compelled to explain the recent security events here in Plantations Estates. You may have heard by now of the two recent residence burglaries that have occurred on Seven Oaks and Oak Alley. In case you haven't, a residence was burglarized on Friday, April 25, in the early to mid afternoon on Seven Oaks. The other one occurred on Monday, April 28 in the mid morning/noon hours. Both residences were unoccupied and neither had their alarm systems activated.

Let me begin by saying, if your home is equipped with a security system, it is imperative the system be activated. Use your alarm; it is designed to protect you and your valuables! If your system is not functioning properly, or you continuously have false alarms, please have it serviced by a trained professional as soon as possible. And please remember to lock all of your doors and windows.

In regards to the suspect wanted in connection with these two burglaries, our crime scene technicians were able to match fingerprints taken from both homes, along with one from Barkley Estates and a home in Gretna and arrests warrants were issued for him charging him with four counts of Simple Burglary. The suspect has been apprehended and booked with four counts of simple burglary. With his bond set at \$400,000.00, he shouldn't be back on the streets victimizing others for quite some time.

We have also had a few vehicles that were burglarized in the neighborhood. Unfortunately, many of the vehicles were left unlocked in the driveways. Let me remind you to lock your doors and remove your valuables.

I would like to add some excerpts from a recent press release that I prepared for the media concerning a noticeable increase in burglaries of all types parish wide. For the month of April 2008, we had a total of 357 reported burglaries on both the East and West banks. Of this number, 246 were vehicle burglaries with more than 57 % of those being vehicles that were left unlocked.

A more interesting note was that a total of 177 firearms have been reported stolen since January 1, 2008. Of these, 57 have been stolen from inside of vehicles. Most of the weapons stolen were handguns, which we believe, make their way directly back onto the streets. The JPSO would like to remind our citizens to become more proactive and responsible for the security of their property, especially when storing their firearms.

For information related to better securing your home, and advice on choosing alarms, locks, and lighting, please give me a call; or, you can contact our Community Relations Division at 376-2401.

PECA MEMBERSHIP OFF TO GREAT START!

By Latricia Jackson

The 2008 PECA membership count is now at 268. Last year was our banner year with all-time membership high of 293. We need your help to break the record!

If you are not a member, we urge you to please consider PECA membership. Your dues support the many things we do to enhance our community, including:

- New seasonal banners
- Increased security patrols
- Our garden of the month
- Representation in the West Jefferson Civic Coalition
- Landscaping maintenance of our 2 main entrances (Oak Alley & Parlange)
- One annual Homeowner/Membership meetings
- 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 just simply forgot to send us your check, please do so immediately. Membership dues are \$60 per calendar year – a mere \$5 per month. Please make your check payable to PECA and mail to PO Box 683, Marrero, LA 70073.

If you have never joined or for some reason have discontinued your membership, please let us know. Email our president, Charlie Miller at president@plantationestates.org. We would sincerely like to know your thoughts and concerns and what we can do to both correct the situation and improve our efforts to have a full 100% household participation.

We look forward to hearing from you and hope you decide to join. Please call me at (504) 347-4934 if you need a membership application, auto decals or yard sign. You may also send email. Thanks for your support!

Restriction Committee

By Candy Jensen

The Plantation Estates Restriction Committee wishes to thank compliant homeowners that have responded to our letter and visits. Many restrictions have been corrected and we thank you.

Summer will be here soon and college students returning home. Added vehicles are always a concern since they are parked on the street restricting traffic flow as well as affecting neighbors driving in and out of their driveway. Please think of your fellow homeowners and plan to have your vehicles off the street. We all will appreciate your effort.

We ask that all walkers please walk against traffic and if you are walking with your dog, do not allow him/her to walk out in the middle of the street. You may be at the curb, but many dogs are in the direct line of traffic.

Have a fun and safe summer, keep your pools in working order and yard cut, weeded and clean.

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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. Jay Susslin, Realtor 504-723-5403 Jay@JaySusslin.com

I regularly receive questions regarding remodeling projects. Homeowners want to know what they should change or update to keep up with the trends and allow them to recoup the highest return upon resale of their home. Fortunately, most homeowners understand that in a down market it is imperative to re-invest in their properties to keep their homes updated and to avoid obsolescence in the market. Remodeling projects can vary in degree from minor repairs to major renovations. Generally, a remodeling project is undertaken to allow for a growing family, to keep up with changes in the homeowner's style or tastes, to do routine repairs, or to prepare a home for resale by increasing its market appeal.

In a hot market with rapidly rising property values, a remodeling project can add resale value to the home in an amount that far exceeds the costs of the remodel. We can all agree our market is lukewarm, so this factor is really not in play for Plantation Estates. Even in a sluggish market home remodeling is a wise decision that allows you to protect your home as an investment.

The current state of the market has created a higher level of expectation from buyers as they walk through comparable properties. In the buyers' mind the homes of a particular community, such as Plantation Estates, should meet a minimum standard. Oftentimes savvy buyers won't even get out the car because the property fails to meet that level. Buyers arrive at a home showing well informed with lots of information about the house attainable through the Multi-Listing System used by local real estate agents to assist in marketing properties to other agents and the general public. This easily accessible web-based system allows for the inclusion of property details including descriptions and photographs of amenities and the condition of the property's interior and exterior. If you have allowed your home to fall behind the current trends or below buyer expectations you may find your home is not even a consideration in the market.

Homeowners undertaking remodeling projects that will bring their home in line with a minimum standard for a neighborhood and within the crosshairs of potential buyers' sight line will expect to be able to recoup more than 100% of the costs of the upgrade.

Recently, for example, buyers have come to expect solid surface or granite kitchen counters in a home in Plantation Estates. The resale price of the home can be adversely affected by the lack of such a kitchen amenity. Oftentimes buyers will simply pass on a house or negotiate down, over compensating for actual costs, to replace such an amenity. A homeowner who contracts to install granite might well be able to recoup 100% of the entire costs of the project because it has brought the home in line with the buyer's expectations.

Other remodeling projects will not only make your home more attractive and elevate your day-to-day comfort but will prove to be a great value. A list of popular home remodeling projects and their estimated costs vs. value comparison can be found on my website at JaySusslin.com.

Plantation Estates Real Estate Market: Currently, we have fourteen homes on the market. Between January 1, 2008 and March 31, 2008, two homes sold at an average rate of 94% of the final list price.

West Jefferson Sleep Disorders Center



West Jefferson
Medical Center Plaza
4527 Westbank Expressway
Marrero, LA 70072
(504) 349-6966

- ✓ Is your loved one a big-time snorer?
- ✓ Does your loved one sleep poorly at night, keeping you up, too?
- ✓ Does your loved one nod off during the day?

Did you answer "yes" to one or more of these questions? Talk to your loved one today. Have your loved one talk to the doctor. Offer to make the appointment. Help is near. Make the call.

For information on the West Jefferson Sleep Disorders Center, call (504) 349-6966.



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Sandy Sells Plantation Estates

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