

PLANTATION ESTATES NEWSLETTER

February, 2003 • Volume No. 30



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

Web Site: www.plantationestates.org

President's Report

Dear Friends & Neighbors:

We all hope everyone had a joyous Christmas season and a safe and Happy New Year. The Association's officers and directors are looking forward to another year of serving our neighborhood association with pride and integrity. We have a few new projects that we will be working on in 2003 that should enhance our neighborhood and help to protect our property values.

The PECA Board of Directors held its quarterly board meeting on January 20th at the Marrero Estelle Firehouse. The Board meets four times annually at a local public facility. Recently we have been using the conference rooms at the Marrero Estelle Firehouse and the Ochsner Medical Clinic on Lapalco Blvd. Both have been very helpful in providing us with free meeting locations.

The January 20th meeting agenda included the following: a 2003 membership update, a financial update for the Association and the Security District, a discussion about 2003 holiday banner plans, a review of the Christmas lights and the electrical upgrade done in December 2002 to the main entrance on Oak Alley Blvd., a discussion of two new landscaping projects, dialogue on the PECA website, a review of the neighborhood security program and an update on current neighborhood restriction problems. In the Neighborhood News section we will expand on several items from the board meeting.

Separately, our Association communication tools continue to include using the internet, flyers, message boards, meetings, welcome packets and newsletters to keep our channels of communication open to everyone. For us to be a successful homeowners association we must provide clear and frequent communication that builds trust and allays fears that grow

when residents don't know what's going on. **We want your suggestions and feedback.**

This newsletter is published four times annually and seems to be well received by our residents. In our neighborhood we have many working professional people who are very knowledgeable in their field. We would like to tap some of that local expertise to provide brief articles for our newsletter that would be of interest to our residents. Any of our homeowners in the medical, financial, real estate, legal, insurance or home building/home renovations fields who might be interested in submitting an article, please call or email myself or Mrs. Mary Jahde. In the future we also

want to consider adding some of the following features to the newsletter: letters to the editor, personal stories, travel experiences and profiling some of our neighborhood volunteers. Mrs. Mary Jahde, our newsletter editor, is to be commended

for the work she does on the newsletter. Her time and effort is greatly appreciated.

Thank you for your continued support and God Bless America!

ATTENTION!!

We need your email address. It will assist us in quickly notifying you of any neighborhood news or special security problems.

❖ **New Live Oaks on Oak Alley Blvd:**

The PECA Board of Directors approved a motion to plant 18 live oak trees along the main Oak Alley Blvd median. The cost of each tree will be \$185.00, for a total outlay of \$3330.00. The Association will purchase the trees and the Jefferson Parish Parks Dept. will plant the trees at no additional cost to the Association. This is a cooperative effort between the Association and the Parish. The planting of these live oaks will be done with the long-term growth pattern of the trees kept in mind. As the older trees die off or become a liability due to insects or disease they will be removed by the Parish, also at no cost to the Association. In the future, we will annually budget for an insect spraying and fertilization program for the trees to enhance their growth and maintain their health. Several older neighborhoods in the New Orleans area have beautiful homes and magnificent oak trees that line their streets and greatly increase the property values in that area. We want the same long-term effect and benefit for our neighborhood with this plan.

❖ **Water Service for the New Flowerbed:**

The PECA Board of Directors approved a motion to add water service and sprinklers to our new flowerbed on Parlange Drive. The work will include additional sprinkler heads, a manual water valve, pvc piping and a garden water meter. The estimated cost for the work is \$955.00.

❖ **Electrical Upgrade at Oak Alley Blvd Entrance:**

The main entrance PECA sign and flowerbed lighting system on Oak Alley Blvd. were in dire need of an electrical upgrade. The electricity is used for operating our automatic sprinklers, lighting for the Plantation Estates sign and flowerbed, and outlets for our outdoor Christmas light display. We hired Pinto Electric to do the work for us. The work included: a new 24 hour time clock, new GFCI receptacles, a new 300 watt transformer, new low voltage wires for the garden lights and 11 new low voltage light fixtures and bulbs. The work was completed in December, 2002 for a total cost of \$1376.43.

❖ **Christmas Light Display:** We wanted to dress up our main entrance at Oak Alley Blvd. for the Christmas

Neighborhood News

season with a professional looking light display. We solicited 2 outside bids for the work. The bid from Mr. Mark Becnel was selected based on recommendations and references. Initially, we had some problems with the Christmas lights because we had not completed the electrical upgrade yet. Mr. Becnel contracted for 150 sets of white lights and an appropriate number of extension cords to complete the job. It included lights for 4 trees and 21 shrubs in the flowerbed. The cost for the materials, setup and maintenance of the lights came to \$1010.00. The Association now owns the



lights and electrical cords. In early January we removed the lights and put them into storage. Next Christmas, we will

only pay a set up and maintenance fee for our lights display.

❖ **Holiday Banners:** As soon as Mardi Gras is over and those banners come down, we will begin removing all the banner brackets from the light poles. We will get the brackets sanded, painted and make sure all the brackets are drilled to allow easy banner attachment. We have a volunteer who is going to look into purchasing additional Christmas banners that match the ones we have. We also have a volunteer who is looking into the cost of hiring someone to install and remove the banners for us during the holiday season. Our goal is to get all the banners up at once to improve the effect. We currently have 51 Christmas banners and 63 sets of brackets on the light poles. The Association is budgeting \$2000.00 for the purchase of additional Christmas banners and brackets for this year. Additionally, we plan on adding Mardi Gras banners and other seasonal banners in the future based on the availability of funds.

❖ **PECA Website:** We now have three dedicated email addresses for you to contact us: one each for the President of PECA, the VP of Security and the Communications Chairman. We will no longer use our personal email addresses for our general correspondence. This will facilitate matters in the future as we change PECA officers, directors and committee chairpersons. Our website, www.plantationestates.org, has a link on the left hand side of the home page

entitled "officers and reps". Clicking on that link will bring you to the list of officers, directors, and committee chairpersons. Clicking on "Jim Brilli" will automatically bring up an e-mail form addressed to president@plantationestates.org. Clicking on "John Fortunato" will bring up an email form addressed to security@plantationestates.org, and likewise, clicking on "Mike Dauenhauer" will bring up an e-mail form addressed to news@plantationestates.org. You will note that these names are in red on that page. These e-mail addresses also appear in the news link. Additionally, we are now using a new server for the website that will provide us with better service. The cost for the dedicated email addresses and the new server is \$15.00 per month. Mike Dauenhauer and his committee are to be congratulated in putting together our professional looking website. To start up a website and keep it updated is an immense amount of work.

❖ **April General Membership/ Homeowners Meeting:** At this meeting in April, the Association's book of meeting minutes and the book of motions & resolutions will be available for review. Also, we will bring copies of the financial statements for review. We have had a couple of requests from residents about reviewing these documents.

❖ **"Rumor Has It," & Future Plans:** These are two new sections we are going to add under Neighborhood News. The intent is to dispel rumors with facts and float some ideas by everyone for feedback and suggestions.

✓ At the April Board meeting the Board is going to review the **possibility** of a dues reduction for next year. We will keep you posted.

✓ The guardhouse idea for the main entrance on Oak Alley Blvd is **STILL UNDER REVIEW**. All the pros and cons need to be properly weighed. The PECA board, the security committee and resident input will weigh into the decision

(continued)

of whether the guardhouse is a **PRUDENT** use of the security money. Bring your thoughts and ideas on this issue to the April homeowner's meeting.

✓ We investigated bringing electricity to the Parlange Drive entrance for sign lighting, automatic sprinklers and outlets for a Christmas light display. Entergy estimated the cost at \$2300.00 per side to bring power from the nearest electrical box to each brick wall. At this point in time it is too expensive and too disruptive to the surrounding homes. A big job and big price, \$4600.00.

PECA Wants You!

We need volunteers to help with the following projects, and invite your thoughts and opinions on the following subjects. Please contact Jim Brilli at president@plantationestates.org or call him at 348-2714:

- Our two Plantation Estates entrance signs need painting. Do we have any volunteer painters out there?
- The brick wall along Barataria Blvd and our brick walls at each entrance need to be pressure washed. Anyone interested in organizing this cleaning project?
- We want to look into having an association phone number with voice mail services. The voice mail system could provide information by category and allow us to quickly get info out to you. Many subdivisions locally use this extra method of communication. What do you think?
- Stonebridge has a nice decorative message board at their main entrance when you exit out of the subdivision. They post notices and messages when necessary. We have a place behind our main entrance brick wall that could serve the same purpose. Do we have anyone out there who could design and build a decorative message board? Tell me what you think.
- How can we slow traffic down as it makes the turn at the corner of Parlange Drive and Gainswood Drive East? Any suggestions out there? One idea that has been floated and might warrant further investigation is to install a small low-level median in the intersection.

NEW TO THE NEIGHBORHOOD?

If you are a new resident of Plantation Estates we would like to welcome you with a packet of information. Please contact Beth Martin at 347-0424 or your district representative if you have not already been contacted.



CALL 1-888-LITRBUG
To report a Litterbug -
Give the date, location,
time and license plate no.



Garden of the Month

By Lanny Richard

November 2002

M/M Mark Zimmer 4932 Oak Alley
M/M Robert Simon 36 Shadows
M/M Samuel Montalbano 4 Melrose
M/M Leo Mediamolle 31 Briarfield

December 2002

M/M Dirk Schonacher 49 Seven Oaks
M/M Jessie Collins 1 Melrose
M/M Wilfred Olinde Jr. 36 Rosedown
M/M Russell Todaro 18 Darby Court

January 2003

M/M Michael Kane Jr. 28 Devereaux
M/M Frank Proze 15 Gainswood West
M/M Stephen Sarbeck 13 Melrose
M/M David Jouandot 24 Shadows

February 2003

M/M George Jourdan 19 Briarfield
M/M Arthur Schexnayder 45 Asphodel
M/M John Spera 50 Seven Oaks
M/M James Brilli 17 Oakley

**Anyone interested in judging for the
Garden of the Month Awards please contact
Lanny or Patty Richard at 343-3578.**



Christmas Award Winners for 2002

M/M Wayne Nocito 35 Nottoway
M/M James Brilli 17 Oakley
M/M Robert Jensen 21 Gainswood East
K. Boudreaux & Anthony Valados 30 Nottoway
M/M John Fortunato 17 Gainswood East
M/M Dirk Schonacher 49 Seven Oaks
M/M Harry Zimmerman 47 Seven Oaks
Mrs. Collette Branch 34 Seven Oaks
M/M Victor Brossette 25 Seven Oaks
M/M Hyman Bartolo 12 Darby
M/M Russell Todaro 18 Darby
M/M Victor Cronley 9 Hermitage
M/M Melvin Camet Jr. 18 Catalpa
M/M Brian Callegan 46 Burleigh Ct N.
M/M Shane Vallee 50 Burleigh Ct. N.
Letita & H. Ballio Jr 84 Dunleith
M/M John Centanni 68 Oak Alley
M/M Michael Landeche 42 Asphodel
M/M Eric France 32 Rosedown
M/M Lonnie Rodrigue 55 Oak Alley

PECA MEMBERSHIP AT ALL TIME HIGH! by Latricia Jackson

Total **2002-03** membership has increased steadily since the dues renewal period this past October. Current membership is at an all time high of 261, nearly 62%! We truly appreciate your support! New membership yard signs are in and our district reps are making sure every paid member has one. PE auto decals are also available for easy identification to our security patrols. The Board encourages all homeowners, whether PECA members or not, to have one on your vehicle.

We do have homeowners who were previous members but have not paid for this year. Please reconsider! Annual membership dues are **\$60.00** per household, billed and payable each October. First time members and new residents joining mid year are charged a reduced fee of \$ 30.00 to pay in full until the next October billing. Remember that it is never too late to join! Our goal is always 100% participation.

Very special thanks to our treasurer, Wes Boudreaux, for design and implementation of our new dues invoice and his special effort with the second notices and to Garrett Mineo, our database manager, for the excellent job he does. Garrett has been a PECA volunteer since its inception. If you have any questions concerning your membership or would like membership information call Latricia Jackson (347-4934) or your district representative.

WHAT DOES P.E.C.A. DO FOR YOU?

- Maintenance of the landscaping and signage at both main entrances
- Ensuring maintenance of the neutral ground at Oak Alley and its trees
- Administering security details
- Addressing residents' complaints and concerns
- Supporting the newsletter
- Lobbying for proper upkeep of Parish services
- Enforcement of restrictions to ensure our subdivision maintains its excellent appearance
- Garden of the Month Signage
- Auto decals
- Holiday Banners
- Covering expenses for utilities, taxes, licenses, printing and postage
- Ensuring maintenance of perimeter fencing
- Holiday decorating contests
- Annual Easter Egg Hunt for our children
- Sponsoring meetings to update residents and address their questions
- Administering architectural review
- Assuming certain responsibilities from Marrero Land

All of the above have assisted in keeping up the property values in this subdivision, as well as making it a pleasant environment within which to live.

WHAT CAN YOU DO FOR P.E.C.A.?

- Pay your annual dues promptly
- Volunteer to serve as an officer, representative or committee member
- Encourage your neighbors to do their part by joining P.E.C.A.
- Volunteer to help on community projects (see Neighborhood News)

If you have not yet joined PECA there is still time! Just send a check in the amount of \$60.00 to: Plantation Estates Community Association, P. O. Box 683, Marrero, LA 70073.

SECURITY REPORT

by John Fortunato

Hello everyone,

As your vice-president of security, I would like to wish you a very happy, healthy, and prosperous new year.

Along with bringing in the New Year came a number of fireworks related complaints by our neighbors. Primarily, there were several complaints of simple criminal damage to mailboxes. The damage was minor to extensive, resulting in the replacement of one mailbox, in particular. All the damage to the mailboxes were as a result of someone placing fireworks inside of them.

The possession and/or discharging of fireworks are strictly prohibited in Jefferson Parish. The only exception is in the city of Gretna.

Once again, we have received a number of compliments on our security detail officers. We welcome any comments, complaints or suggestions that you may have. We try to make certain the officers are patrolling during the most appropriate times.

We are in the process of implementing a plan to verify the dates and times our detail patrol officers are working. This is just a precautionary measure to ensure their accountability.

After checking the most recent calls for police in our neighborhood, I couldn't help but notice the large number of false burglar alarm calls. If you or someone who lives near you has a faulty system, we would suggest calling the alarm service provider.

With the Mardi Gras season fast approaching, we would like to remind everyone to follow a few simple steps in keeping safe. If you drive, don't drink. If you, or someone you are with, has had too much to drink please see to it that a ride home is provided.

While attending parades, especially with small children, please make a personal identification tag for each child. Include whatever information you think would be necessary in order for the Police to locate you in the event that child wanders away or gets separated from you. We have received some complaints from residents about the burglar alarm system at a nearby car dealership going off in the middle of the night and they have been called. If anyone continues to be bothered by this please contact either myself at security@planationestates.org or Mary Jahde at 348-3056.

Thank you.



Featured Article

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



DENTAL TIPS

People commonly ask for advice on the correct way to brush teeth. There are a number of effective brushing techniques depending on tooth position and gum condition. One effective, easy-to-remember technique involves using a circular motion to brush a couple of teeth at a time, gradually covering the entire mouth. Place a toothbrush beside your teeth at a 45-degree angle and gently brush teeth in a circular motion. Brush the outside of the teeth, inside the teeth, your tongue and the chewing surfaces and in between teeth. Using a back and forth motion causes the gum surface to recede, or can expose the root surface or make the root **surface tender**. We generally recommend brushing 3-4 minutes, the length of the average song. Therefore, judge brush time by listening to the radio or using an egg timer. Doing this twice a day assures you of doing a more thorough job.

The toothbrush head should be small (1" by 1/2") for easy access. It should have a long, wide handle for a firm grasp. Soft, nylon bristles with round ends are recommended. Some brushes are too abrasive and can wear down teeth. A soft, rounded, multi-tufted brush can clean teeth very effectively. Press just firmly enough to reach the spaces between the teeth as well as the surface. Medium and hard bristles are not recommended.

Look for toothpaste with the ADA Seal of Approval. This will assure you of getting the optimum level of fluoride for cavity prevention. All toothpaste is abrasive in order for it to help clean teeth. This abrasiveness, however, can cause the wearing away of tooth structure if one is aggressive with their brushing. Therefore, dispense just a pea-size amount on your brush and try starting your brushing in different areas of your mouth. And don't forget to use a soft brush.

This article was contributed by Dr. Robert Graziano who runs a family dentistry practice. If you have a question, his office number is 391-0114.

LATE NIGHT SECURITY CELL PHONE!!!

Arriving home late night on a Friday, Saturday, or Sunday night between 11pm and 3am? Our detail officer can be contacted for NON-EMERGENCY escort as you pull into your driveway or your garage. The phone number is 884-2906

JEFFERSON PARISH STREET LIGHTING REPORT A PROBLEM

731-4477

24 HOURS



RESTRICTIONS COMMITTEE MESSAGES:

Our Protective Covenant of Restrictions helps provide safety and protects our property values in our community. You can all help by abiding by the restrictions and safeguarding our community. We wish to inform you of some current and reoccurring concerns.

Taking care of household pets (pets must be on a leash or in an enclosed area) would provide safety to pets, individuals and property. The SPCA has increased patrols in our community because of numerous complaints. If you have a complaint either call PECA or the SPCA at 736-7611.

It is important to notify PECA before any trees are removed from your property. A request needs to be presented to the Architectural Review Board. These trees are kept and preserved for the natural beauty of our community, however we do know nature and pests do take a toll on them.

A "major" concern we have is the continual parking on the streets and vacant lots. Vehicles should be parked or stored on residence grounds. Currently, we have vehicles parking overnight on streets, across from driveways, close to mailboxes, close to corners and stop signs. Also, vehicles must at all times be parked going in the direction of the traffic. These are both covenant and parish violations and could cause both bodily injury and/or property damage. We are addressing these violations on a continuous basis.

Remember our concerns are for the homeowners and property owners. We must individually set the example for others around us. Let us know of any concerns through our districts reps, board members and of course, myself, Vice-President of Restrictions, Faye Fortmayer, (504) 347-3613.

RESTRICTIONS AND PROTECTIVE COVENANTS PLANTATION ESTATES SUBDIVISION

Restrictions and covenants that govern the construction of main residential dwellings, including those that stipulate size and setbacks, are strictly monitored by the Plantation Estates Architectural Board of Review. Jefferson Parish has its own set of building codes and ordinances, which are monitored and enforced by the Jefferson Parish Department of Code Enforcement.

Other restrictions that are specific to Plantation Estates include the following:

Each lot shall be used for single family residential purposes only. This excludes hospitals, clinics, duplex houses, apartment houses, boarding houses and hotels, industrial, multifamily and rental.

No trees shall be removed from any lot without prior written approval.

No trucks or other vehicles shall be parked or stored on any street or lot.

No boats, boat trailers, recreational vehicles, campers or boat riggings shall be parked or stored on any street or lot.

No animals except pets shall be raised, bred or kept on lots. Household pets should be on a leash or inside a home or in an enclosed yard.

No signs of any kind shall be displayed on any lot except for one sign not greater than five square feet advertising property for sale or a sign used by a builder to advertise property during construction.

Lots are not to be used as dumping grounds.

No portable buildings or storage sheds of any kind are permitted.

A COMPLETE LIST OF THE PROTECTIVE COVENANT OF RESTRICTIONS CAN BE FOUND ON OUR WEBSITE: WWW.PLANTATIONESTATES.ORG



PECA Schedule & Events

April, 2003

PECA Board Meeting
General Membership/
Homeowners Meeting
PECA Newsletter

July, 2003

PECA Newsletter



September, 2003

PECA Board Meeting
General Membership/ Homeowners Meeting
Election of New District Representatives
Appointment of New Officers

October, 2003

PECA Newsletter

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IMPORTANT NOTICE!!!

Are you concerned about speeding problems in Plantation Estates? Take a proactive stance. Call the JPSO Traffic Division at 465-1480. Request that the

traffic division begin enforcing traffic laws in Plantation Estates.

- **20 MEANS 20**
- **STOP MEANS STOP!!!**
- **NO OVERNIGHT STREET PARKING**
- **NO PARKING AT ANY TIME WITHIN 15' OF A STOP SIGN.**

CHILD CARE SERVICES AVAILABLE

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

Autumn Carter - 347-5347
Stephanie Graziano - 341-3284
Lesley Lukinovich - 348-0583
Tiffany Mosel - 340-9281
Rachel Territo - 348-4976

If you are under 21 and would like your name listed for this or any other service within Plantation Estates please contact Mary Jahde at **348-3056**.

Going on Vacation? Need a House Sitter?

Call KORRIE at 368-9865.

Responsible 17 year old honor student.

Loves animals. Will feed and walk pets.

Will Water plants.

For other duties - just ask!!!

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

JIM BRILLI, President
348-2714; e-mail: president@plantationestates.org
BETH MARTIN, General Vice President
347-0424
FAYE FORTMAYER, Vice President, Restrictions
347-3613
JOHN FORTUNATO, Vice President, Security
616-8731; e-mail: security@plantationestates.org
WESLEY BOUDREAUX, Treasurer
340-4789
JUDY GLANCEY, Secretary
347-9207

COMMITTEE CHAIRPERSONS

COMMUNICATION
Mike Dauenhauer 348-4421
e-mail: news@plantationestates.org
GARDEN OF THE MONTH
Lanny Richard 348-0419
HOSPITALITY
Beth Owens 348-7066
MEMBERSHIP
Latricia Jackson 347-4934
NEWSLETTER
Mary Jahde 348-3056

PLANTATION ESTATES ARCHITECTURAL BOARD OF REVIEW

Jack Owens, Chairman
348-7066

DISTRICT REPRESENTATIVES

DISTRICT 1 BILL STAEHLE 340-5867	DISTRICT 4 KEITH O'CAIN 348-9764
DISTRICT 2 MARK ZIMMER 347-4118	DISTRICT 5 MERLIN JACKSON 347-4934
DISTRICT 3 MIKE CORTEZ 340-4027	DISTRICT 6 DREW LUKINOVICH 348-0583
DISTRICT 7 BILL LANGER 348-3570	

AT LARGE #1 WAYNE NOCITO 347-3581	AT LARGE #3 DARRYL BICKHAM 341-4844
AT LARGE #2 CHARLES GIARDINA 347-9897	AT LARGE #4 HYMAN BARTOLO 347-5543

**If you have not already done so,
please complete the following form and
return it to your district representative or mail to:**

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

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.: _____

***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.