

THE LAMPLIGHTER

COUNTRY PLACE HOMEOWNERS ASSOCIATION

JANUARY 2014

The Purpose of Country Place HOA is to: Collect our Homeowners Dues and rReinvest in a Responsible and Ethical Manner, Maintain our Common Areas, and Support and Enforce our Protective Covenants.

Below are the names of property owners that have not paid HOA dues in over a year. Collectively this amounts to over \$39,000 which is needed for various neighborhood improvements. Most of these properties have liens and the ones that don't will have liens filed by February 1st. In addition to the liens, these properties will be referred to a collection agency. The names are as follows:

BAXTER, JERRY & LINDA
BONNETTE, DONALD & MARIE B.
BOUILLION, CHRIS
BUCKER, BRIAN AND CHRISTY
BUTLER, MICHAEL
COX, VICTOR
CRENSHAW, JEFF & MONA
ERICKSON, RYAN & TIFFANY
FERGUSON, SANDRA ENTERKIN
GUYTON, ROBERT
HAMPTON, TONY
HENNIGAN, TOM & CHRISTINE
JONES, JONATHAN
JORDAN, RON & KATHLEEN
KNIGHT, ERNIE & PATTY
LIBERTORE, BRIAN
LOVETT, DOC
MAGEE, ROBERT & GEMMA
MARCHAND CHILDREN LLC

MARCHAND, LINDA T
MCKITTRICK, LUNDELL
MOORE, CLYDE H., III
MOORE, LARRY & CONNIE
MOORE, MACK & MANDY
MURRAY, ROY
PERHALA, NANCY O.
ROBINSON, KEVIN L.
SCOTT, CLIFFORD & REBECCA
STEWART, RON
SWART, TIMOTHY & PATRICIA
TOMB, JOHN & MARTHA
TOWERY, JOHN
VELCHOFF, MARK D.
WEBSTER, RICHARD
WIGGINS, BRUCE & MERI
WOODALL, RONALD & MELANIE
YOUNG, RON ET AL.

HOA Dues & Collections

By now, you should have received your invoice for the 2014 Annual HOA Dues. Remember that if you pay for the year, you get a 10% discount on the total due for a total of \$189.97 rather than \$211.08! What a DEAL! With that invoice you should have also received a short form to provide your email address and telephone number. You can mail it in with your payment or drop it in the Country Place mailbox with NO POSTAGE in the clubhouse parking lot to save a stamp! We will also be publishing a neighborhood directory for residents only. Only those providing this information will receive a copy of the directory.

Covenant Support

In the 1960s, about 500 HOAs existed in the United States, and they've been increasing in popularity ever since. Today there are more than 325,000 HOA communities throughout the United States. That's a major increase in the past 50 years. So, what purpose do all these HOAs serve?

First and foremost, a homeowners association is an organization of property owners that administers the rules and upholds the Protective [Covenants](#) of a subdivision or development. When you live in a neighborhood with an HOA, its rules affect and limit what you can do to a property you own. The rules and covenants are enforced by the HOA's Board of Directors and Covenant Committee. That's good news to some, since HOA Covenants and Bylaws preserve the value of your property by ensuring neither you nor your neighbors do anything like park Campers, RVs, Boats, Commercial Vehicles, and Utility Trailers in their driveways, yards, or in view from any street, or park vehicles in the streets.

The bad news is that you can't necessarily do what you want with your own private property. Both directors and homeowners have a duty to uphold their ends of the bargain. Neglecting to do so could lead to legal action. More than 15% of homeowners in Country Place have Covenant Violations that diminish the integrity of the neighborhood. This is not okay. Our Protective Covenants are in place to ensure that our homes and community maintain the highest level of beauty and value.

Recently letters were mailed to property owners to identify areas in which they were violating Protective Covenants. Many of you have corrected those issues and already the neighborhood is shaping up. Thank you so much! However, there are still some homeowners who have not complied, and those owners are facing legal action.

More letters are being mailed to notify owners of Covenant Violations. Louisiana State Laws support HOAs when it comes to Protective Covenant Enforcement. No one wants to go to court. We all just want to protect our investments and enhance our property values.

Luckily, 85% of all the homeowners in Country Place already abide by the rules. We must be proactive and get this number up to 100%. If you are notified of a violation, please take appropriate action to make it right.

Homeowners associations have other roles, as well. In return for monthly or annual dues, HOAs provide neighborhood amenities, such as playgrounds, landscape maintenance, the club house, pool, and tennis courts. Our tennis courts need renovating, and we will soon decide on what changes the HOA can afford to do, based on the 2014 Annual Budget.

Be responsible and know your HOAs Bylaws, Rules, and Protective Covenants --and follow them. Go to www.countryplacehoa.biz and click on Documents and Map for detailed information on all the rules and laws of the community. No one is exempt from obeying these rules.

A few notes from some of the board members

As the new volunteer secretary, I have big shoes to fill following Becky but I will do my best. I'm trying to learn everybody's name so please don't be offended if I have to ask more than once. I hope to see and meet you at our next meeting on January 16..... Janet Toloso.

Being the new newsletter volunteer, I will try to make the newsletter interesting and informative. If you have any items of interest, please email me and I will do my best to include them in the newsletter. You can always view the newsletter at www.countryplacehoa.biz.Mitzie Cochrane

A message from your beautification board member - Please do not leave your Garbage Cans in front of your garage. Place them on the side of your house, in back of your house, or inside your garage. They are unsightly when left out all the time in view from the street.

For those of you who are bagging leaves, it doesn't matter how many bags you have, along with limbs, appliances and large items, you can call the **Bossier Parish Police Jury at 965-3752** and they will come and pick them up for you at **no charge**. They normally come the day after you call. What a great service this is!

Annual Report

The Profit & Loss Statement was sent out with the CPHOA Invoices. This will show you what the cost is to run Country Place each year. We are committed to providing this an Annual Financial Report for everyone to review. Should you have any questions or concerns, please come to one of the meetings to voice those concerns with your neighbors..

**Mark Your Calendars - The Next Meeting Will Be:
JANUARY 16TH AT 7:00 PM**

Newsletter

As mentioned in the last newsletter, to keep up with the times, and eliminate the high cost of printing and mailing the news-letter, this will be your last paper copy of the newsletter. It will be emailed from here on as well as being posted on the website at www.CountryPlaceHOA.biz .

We will also use your email address in the future for emergency announcements, such as recently when we had an issue like the proposed road closing at our entrance and also when there was a water boil advisory.

Pool Update

The pool has a substantial leak which required much more salt & water than normal this past summer. We are in the process of locating the issues and determining the cost for repairs. We will update everyone in the next Newsletter.

Babysitting List

- Kim White: 344-2940 Sara Ryan: 426-3302
- Amber Molnari: 754-5331 Angela Smith: 949-4755
- Shelby Kander: 990-6452 Susan Burns: 268-1846
- Courtney Roberts : 471-0222
- Samantha McCain: 210-3307 or 3369

REMINDER: Cars belonging to our residents need to have "CP Resident" stickers on them. If you need a sticker call Val Baker.

COUNTRY PLACE HOA

11 Country Lane
Haughton, LA 71037

PRSR STD
U.S. POSTAGE
PAID
PERMIT NO. 58
Haughton, LA

Insert address label

WE'RE ON THE WEB!
WWW.COUNTRYPLACEHOA.BIZ

"And now we welcome the new year, full of
things that have never been."

— Rainer Maria Rilke

BOARD MEMBERS

Directors

PRESIDENT- Mark Toloso	marktoloso@yahoo.com	465-1804
VICE PRESIDENT-Richard Silny		553-6085
SECRETARY- Janet Toloso	kdgaeg@aol.com	
TREASURER- Susan Burns	sburns@glytech.com	268-1846
COVENANT SUPPORT—Becky Bison	beckybison@yahoo.com	949-5111

Members-At-Large

POOL & PASSES- David Newell	dmnewell1@aim.com	
ARCHITECTURAL- Randy Smith	ockinah@hotmail.com	564-9258
MAINTENANCE- Vacant		

Committee Chairs

CLUBHOUSE/POOL RENTAL- Becky Bison	beckybison@yahoo.com	949-5111
NEWSLETTER- Mitzie Cochrane	mecochrane56@gmail.com	393-7163
BEAUTIFICATION- Edna House	edna.house@gmail.com	949-9765
WELCOME- Val Baker		949-0611

REMINDER:

You can still pay quarterly on
Feb 28, May 31, Aug 31, and
Nov 30 in the amount of
\$52.77 for each quarterly pay-
ment. Please refer to the in-
voice that was just mailed
out!

Also, be sure to let our Treas-
urer know if you are interest-
ed in paying by pay pal, credit
card, or bank draft.

Going out of town? Have a pet but
don't want to board them? Call
Becky Bison at 949-5111. She will
take care of your dog or cat in your
home while you
are away.



IMPORTANT REMINDERS:

- Please remember...the Speed Limit on ALL street in Country Place is 20 MPH. And STOP signs mean come to a COMPLETE STOP.
- We are a Crime Watch Community, if you see something suspi-
cious, Also call when you are going to be out of town and they will
check on your home twice a day. Call the BPSO at 965-2203