

## PRESIDENT'S MESSAGE

Dale Wood



We begin the new year with a threat to our property values and our unique way of life. Two developers in the Oak Harbor area have filed suit against St. Tammany Parish in an effort to get many zoning decisions by the Council and the Zoning Commission overturned.

Among other things, the Oak Harbor developers want the right to develop the property at the Eden Isles/Oak Harbor gateway to St. Tammany Parish "free of ANY (emphasis added) Conditional Use" Permit rules adopted after May 19, 1988.

The current C-2 zoning rules require a conditional use permit for a nightclub, bar or lounge, a farmer's market, a funerary crematorium, a cemetery, an entertainment facility with live or programmed performances, a drive-in movie theater, a bus, truck or other transportation terminal, a storage facility for wrecked or impounded vehicles, a passenger transportation terminal, an autobody shop, **A MINI-WAREHOUSE** and an outside storage yard **AMONG OTHERS.**

I believe that the infusion of any of these uses into our neighborhood will have a negative affect on our property values. Recently, a resident reported to me that the fear alone that inappropriate commercial development may occur in the gateway turned back a potential purchaser in his residence.

Louis Pendarvis, the immediate

past President of the Eden Isles Homeowners' Association, and I mounted a petition campaign during the summer against a huge mini-warehouse being proposed for the Eden Isles/Oak Harbor entrance. He and I are currently engaged in a petition drive against two proposed mega "gas stations" (a gas, food, cigarette, liquor, lotto ticket, etc. outlet) and a stadium-sized grocery store.

As you know, the Council and the Zoning Commission sided with the residents and voted down the mini-warehouse. The gas station/grocery petition is ongoing. (A petition form and a sign for the rear window of your car are included in this newsletter.)

I believe that the St. Tammany Council and the St. Tammany Parish Zoning Commission are charged with the duty of looking after the public health, safety, comfort and general welfare of Parish residents. Towards this end, votes supporting the residents similar to those that occurred with the mini-warehouse are well justified.

Despite overwhelming support for our petition efforts, I have occasionally been told that little could be done to turn back a commercial development if the property is already zoned for a commercial use.

**NOTHING IS FARTHER FROM THE TRUTH!** But don't take my word for it. I suggest that you read one of this State's preeminent zoning cases. The case is titled **PALERMO LAND CO. v PLANNING COM'N 9561 So.2d 482** and was decided by Louisiana's Supreme Court. If you would like a copy of the case, send a request via e-mail to [no1\\_cpa@yahoo.com](mailto:no1_cpa@yahoo.com) (don't forget the underscore) or call me at 781-2272. I will also have a limited number of copies at the January 30 homeowners' meeting.

With a strong belief that a unique way of life is under attack by potentially inappropriate commercial development, I gathered the Board of Directors for the Eden Isles Homeowners' Association, the President and Neighborhood Liaison of the

Lakeview Homeowners' Association, the President of the North Shore Beach Homeowners' Association, the President and a Board Member of Save St. Tammany and the owners of the GK's parcel together to discuss the lawsuit between the Oak Harbor developers and St. Tammany Parish.

These neighborhood representatives voted **UNANIMOUSLY** to intervene in the lawsuit. Legal counsel has been secured to appear at a status conference scheduled by the judge hearing the case.

The Eden Isles Homeowners' Association Board of Directors unanimously voted to establish a separate fund for any legal expenses that may be incurred. I have included a form in this newsletter for residents to contribute to the fund. I have personally contributed \$100 to the fund. The Board is also working on plans to hold a fund-raising dance. Any funds that are not expended will be returned to contributing residents in the proportion that their contribution was to the total contributions.

I have also allocated time on the agenda for a discussion of this subject at the January 30 homeowners' meeting. I would like to increase our membership in the Association this year. Protecting our property values against inappropriate development is certainly a common cause that we can all share. If you are not already a member, please support your neighborhood by joining the Eden Isles Homeowners' Association. A membership form is included in this newsletter.

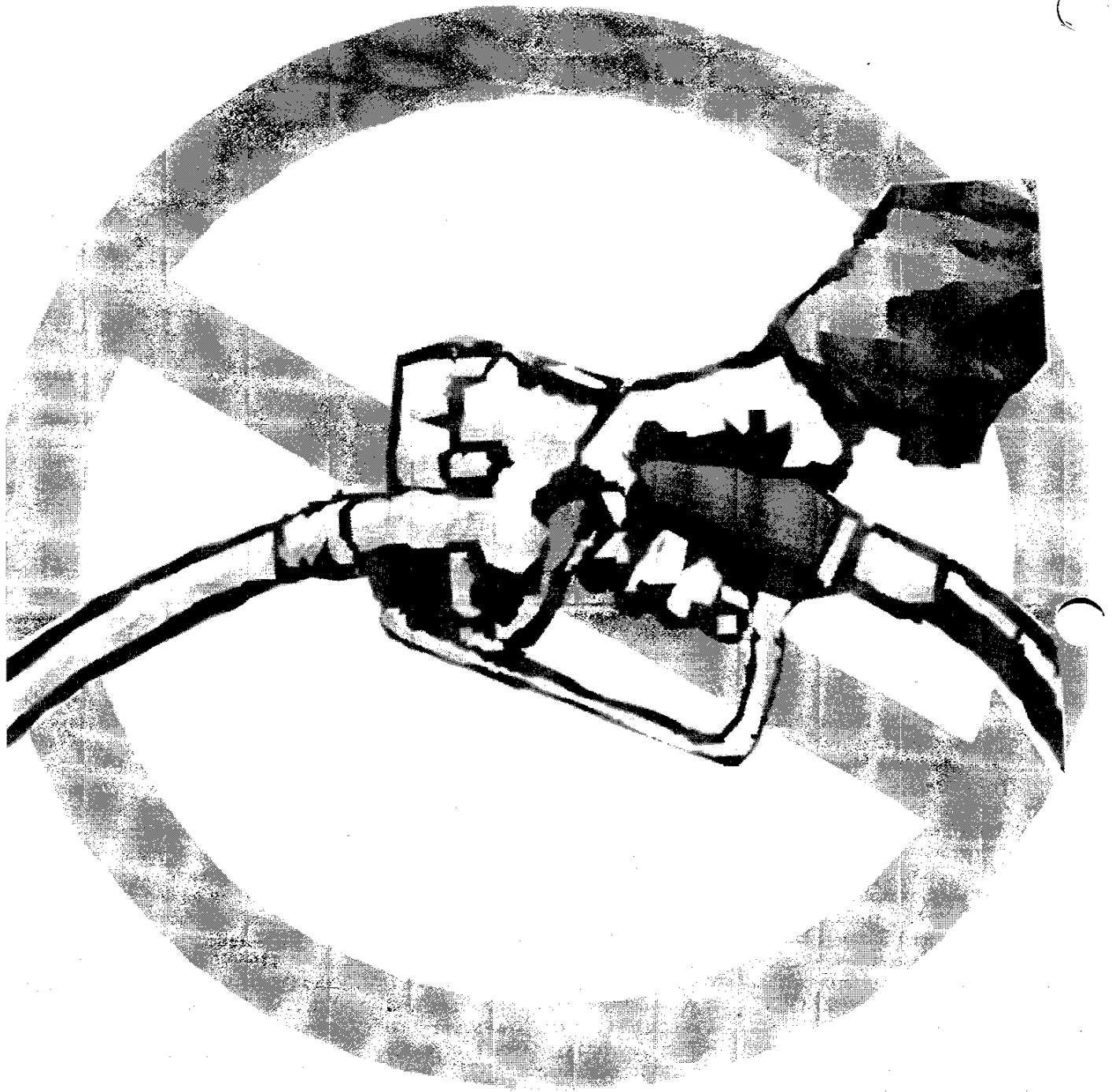
**I HOPE TO SEE YOU ON THE 30th FOR OUR FIRST MEMBERSHIP MEETING IN 2001!** (&pm - St. Tammany Yacht Club)

### HOMEOWNERS MEETING

Tuesday, January 30, 2001

Tammany Yacht Club

7:00 PM



**NO WAY !!**

# TO THE ST. TAMMANY PARISH COUNCIL

I AM A CONCERNED CITIZEN

I AM OPPOSED TO THE GAS STATIONS & GROCERY BEING PROPOSED FOR THE EDEN ISLES/OAK HARBOR AREA.

THEY ARE NOT APPROPRIATE FOR THE AREA.

SIMILAR FACILITIES ALREADY EXISTS IN THE HWY. 11/EDEN ISLES/OAK HARBOR AREA.

AREA PROPERTY VALUES WILL BE ADVERSELY AFFECTED.

Name (Please Print): \_\_\_\_\_

Street: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Signature: \_\_\_\_\_

PLEASE RETURN THIS PETITION AS SOON AS POSSIBLE!! THANKS FOR YOUR SUPPORT!!

PLEASE TEAR OUT AND PUT THE "NO WAY" SIGN IN THE REAR WINDOW OF YOUR CAR AS A SYMBOL OF NEIGHBORHOOD SOLIDARITY.

MAIL OR RETURN TO:  
Laurent & Wood, CPAS  
222 Southern Star  
Slidell, LA 70459

-or-  
FAX IT TO  
Laurent & Wood, CPAS  
649-3272

-or-  
DROP INTO THE  
EIHOA MAILBOXES  
AT THE ENTRANCES TO EDEN ISLES

## EIHOA LEGAL FUND CONTRIBUTION FORM

Name: (Please Print) \_\_\_\_\_

Street: \_\_\_\_\_

City: \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail \_\_\_\_\_

Signature: \_\_\_\_\_

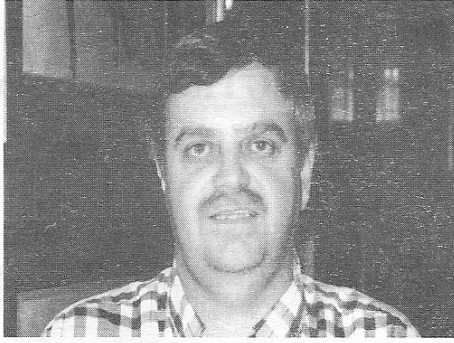
Amount contributed: \$ \_\_\_\_\_

THANKS FOR YOUR SUPPORT!!

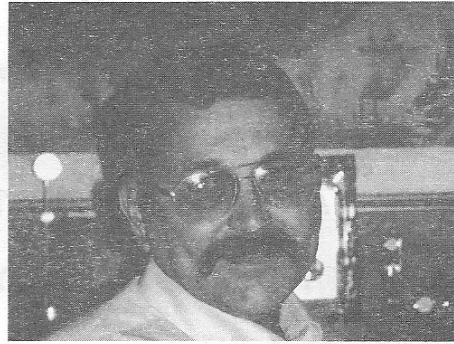
MAIL TO:  
EIHOA  
P.O. BOX 2746  
SLIDELL, LA 70459

-OR-  
DROP INTO THE  
EIHOA MAILBOXES  
AT THE ENTRANCES TO EDEN ISLES

# BOARD OF DIRECTORS



**Bobby Juge**  
334 Eden Isles Blvd. - 639-3960



**Tom Thompson**  
217 Windward Passage - 639-0009



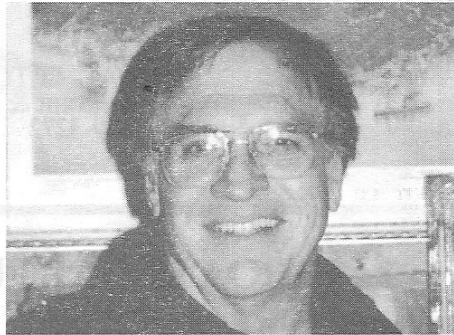
**Ann Courrage**  
411 Charles Court - 646-0648



**Ralph Kastner**  
107 Lakelawn - 639-0007



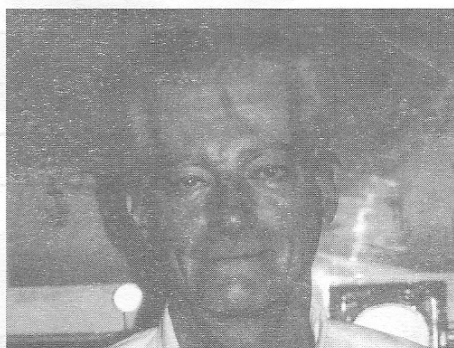
**Ray Miller**  
423 Charles Court - 641-3321



**Mike Sims**  
206 Valiant Lane - 649-4286



**Ralph Grimaldi**  
204 Southern Star - 639-1949



**Lee Laurent**  
288 Moonraker - 649-7576

EDEN ISLSE HOMEOWNERS  
ACCOUNT BALANCES - ACTUAL  
As of January 10, 2001

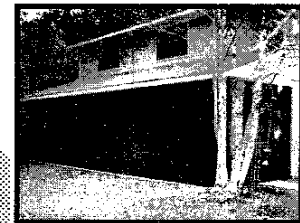
Checking Bank One	2,289.67	
Savings Market Index Account	13,231.51	
Cash Petty Cash	31.77	15,552.95
Other assets Utilities Deposit	50.00	
Fund Balance General Fund	6,992.47	
Greenforce	8,175.68	
Private Lot Cutting	453.36	15,552.95
Income		
Decal & plates	80.00	
Fundraising income	0.00	
Greenforce	204	6,755.00
Interest Income	0.00	
Islander Income	600.00	
Membership Dues	249	4,280.00
Private Lot cutting	0.00	
Sale of palms	0.00	
Sign & Property Damage	0.00	11,715.00

Expenses	
Administrative Expenses	300.00
Administrative Salary	200.00
Bank Fees	0.00
Fund Raising Expenses	0.00
Greenforce Expenses	0.00
Insurance	0.00
Islander Expense	0.00
legal fees	0.00
Maintenance	450.00
Moonraker sign	0.00
Printing & Postage	34.00
Private lot cutting	0.00
Security Camera	0.00
Sign & Property Damage	0.00
Storage Unit	50.00
Telephone Hotline	13.49
Utilities	80.79
	1,128.28

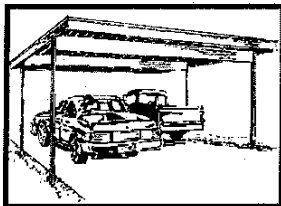
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**(DECK)**

**781-3325**

# Garden Club

Pam White

Happy New Year,, fellow Eden Isles residents! It's hard to believe that Thanksgiving, Christmas, and New Year's Eve have come and gone since the last issue of the Islander. Hope your holidays were filled with family, friends, and fun. I'm sure they were busy, if you had half as many activities as did our Garden Club ladies.

We go all the way back to November for our field trip to Cottage Gardens in Carriere, Mississippi. This nursery, run by Don and Carolyn McGavock, specializes in antique roses, and we spent a lovely morning touring their gardens before making our purchases and sitting down to a nice luncheon in their small cafe.

As we headed into December, our activities were geared more toward Christmas. Our December meeting is our annual Christmas luncheon, and it was held this year at Pinewood Country Club. After the meeting and the meal, we entertained ourselves with our first ever Chinese Auction.

After several workshops over the past few months, it finally came time to put up our holiday decorations, both at our subdivision entrances and for Slidell's "Christmas Under the Stars". We hope you took an evening out of your busy schedule to go downtown and enjoy the displays. The cold weather somehow made the meander through the lights seem a bit more like Christmastime. The Eden Isles Garden Club Christmas tree was decorated with ornaments made from seashells and Mardi Gras beads. A few of our ladies also got together and made up 2 gingerbread houses, which were displayed in the Recreation Center.

On Sunday, December 17th, the Garden Club, with some assistance from our Homeowners' Association hosted a "Santa by Boat" party for neighborhood children at the Marina Cafe. The children watched Santa (Mr. Jim Blossman) arrive at the dock, then took their turn whispering their dearest wishes into his ears as they sat on his lap. After their Santa encounter, the children and their parents were treated to a selection of cookies provided by the ladies of the Garden Club.

The neighborhood once again put on quite a show with the wonderful Christmas decorations, as witnessed by club members who traveled the neighborhood on the evening of December 19th seeking out the brightest and the best. After gathering at the home of club member Gail Smith for refreshments and a group photo (taken by 11 year old Jason Bordelon, grandson of Marlene Maylone), the ladies headed out into the neighborhood to determine which homes should definitely make the neighborhood tour route. The following houses made the cut (in alphabetical order): 203 Blackfin Cove, 423 Charles Court, 425 Charles Court, 119 Constellation Drive, as always the Children's

Favorite at 210 Eden Isles Drive, 312 Eden Isles Drive, 314 Eden Isles Drive, 300 Intrepid Drive, 305 Intrepid Drive, 117 Ondine Lane, 128 Pebble Beach Drive, 214 Southern Star, 102 Valiant Lane, and 120 Windward Passage. Congratulations and thanks to all those who worked so hard to light up the holidays for all of us to enjoy!

To finish off the holiday activities, a small group of members gathered for one last quick shopping trip before the big day arrived, heading up to Paul Bounds Nursery in Picayune in search of last-minute bargains. After their shopping was done, they enjoyed a quick lunch and a tour of the city's antique stores and boutiques. Just what they needed to relax and prepare themselves to face the busy holiday weekend with their families.

And as the new year began, our January meeting was held at the home of Juanita Gibbs. As our annual charitable donation for Christmas, the club had purchased 2 tickets to the Pink Ribbon Fling, a charity cocktail party benefiting breast cancer research. Names were drawn and member Marie Perret was awarded the tickets and gets to attend the party to be held at St. Elizabeth's, the home of local author Anne Rice. Also raffled off at the meeting was a beautiful hand-carved hummingbird from Ecuador, donated by Maria Augusta Cruz, one of our clubs newest member. Yvon Molinary was the lucky winner of that lovely gift. After the meeting, Eric Parr of Eric's Landscape Supply spoke to our club members, addressing any questions we had about how to care for our plants after the brutal weather we've experienced this winter. And as usual, we were treated to a light and lovely lunch of soups, salad, and pie by Mrs. Gibbs, along with her co-hostesses Nell Forstall, Marion Frosio, and Lillian Williams.

So many activities, and more to come in the upcoming months. A "Cooking with Herbs" luncheon, several field trips, the annual Spring Flower Show, numerous guest speakers on a variety of topics at our monthly meetings,...and the list goes on. Stay tuned for more adventures of the ladies of the Eden Isles Garden Club!



Current President June Collins & first Club President, Nell Forstall at the annual Christmas Luncheon



**Christmas Under the Stars tree decorated by members Ann Courrege, Nunny Levis, Pam White, Marion Frosio, Judy Chamberlin, Lillian Williams, June Collins, & Yvon**



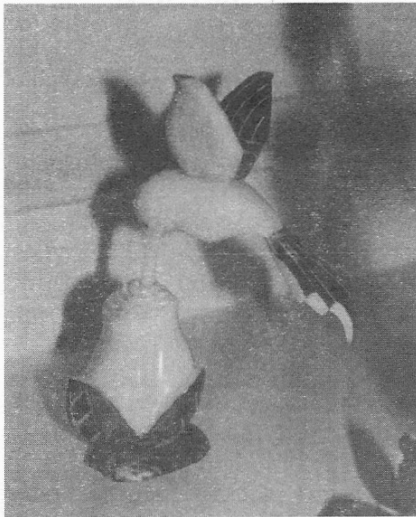
**Gingerbread House was one of two entered into the Christmas Under the Stars celebration this year.**



**Jessie Dwyer, Santa, Jim, Blossman, and Maria Bolgiano at Santa by Boat**



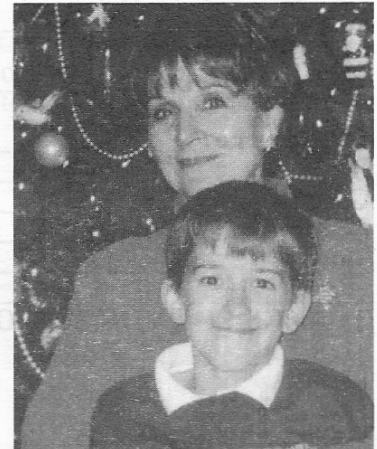
**Judges: Yvon Molinary, Marion Frosio, Ann Courrege, Lillian Williams, Judy Chamberlin, Hilda Vaughn., Gail Smith, Marlene Maylon, Beverly Chauffe & Millie Hoffman**



**Hand carved from a nut, this hummingbird was donated by Maria Augusta Cruz and won by member Marie Perret**



**Eric Parr, guest speaker at January meeting**



**Jason Bordelon, age 11, grandson of member Marlene Maylon**

## STAYIN' ALIVE, JUST STAYIN' ALIVE

Since this winter has turned cold, it's a good time to remind people of the dangers of cold water boating.

Cold water is defined as any water with a temperature of 70 degrees Fahrenheit or lower, [YES THAT'S 70 degrees] and it can be a real villain, especially if you unexpectedly fall in. Boaters should always be aware of the dangers of cold water, but particularly when the ambient temperature is variable (as we have been experiencing here on the North Shore) and when there are not many other boaters around to help.

The first hazards of cold water are panic and shock. The initial shock can severely strain the body and may cause instant cardiac arrest. Survivors of cold water accidents often describe having their breath "knocked out" of them upon their first impact with the water. Disorientation may also occur after cold water immersion. People have been observed thrashing helplessly in the water for 30 seconds or more until they were able to get their bearings.

In addition, immersion in cold water can quickly numb the extremities to the point of uselessness. Cold hands may be unable to fasten the straps of a life jacket, grasp a thrown rescue line, or hold onto a boat.

**COLD WATER SURVIVAL TIPS:** Proper preparation is important when boating on cold water. Follow these easy steps:

- Always tell someone where you are going and when you expect to return. When taking the boat out, especially when hunting and fishing, form a group and take several boats along.
- Dress properly for the cold. Several layers of light clothing offer better protection than a single heavy layer. Next to a diver's wet suit, wool clothing offers the best protection.
- Always wear your life jacket when on the water. It is extremely difficult to put on a life jacket in cold water.

If you do find yourself in cold water, try not to panic. Think survival. Keep movement to a minimum: if you do have to tread water, do it slowly. The most effective technique for increasing survival time is holding the inner side of the upper arms tight against the side of the chest, with thighs pressed together and raised to close off the groin region. This method is called HELP (Heat Escape Lessening Posture). It protects regions of the body which are critical areas for heat loss but it is held up out of the water. One must be wearing a life jacket for this to work properly. This will reduce heat loss and aid retention of the air trapped inside your clothing which can provide buoyancy and insulation.

**KNOW THE DANGERS OF COLD WATER AND PREPARE YOURSELF ACCORDINGLY!**

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### EIHOA MEMBERSHIP FORM

Name: (Please Print) \_\_\_\_\_

Street: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail \_\_\_\_\_

Signature: \_\_\_\_\_

Dues:	\$ _____	(\$20 per household)
Greenforce	\$ _____	(\$35 per household)
Discretionary	\$ _____	(an additional voluntary amount - THANKS!!)
Total:	\$ _____	

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**THANKS FOR YOUR SUPPORT!!**

Mail To:  
EIHOA  
P.O. Box 2746  
Slidell, LA 70459

-or-  
Drop into the  
EIHOA Mailboxes  
at the entrances to Eden Isles




## BRIDGE REPORT

 **Highway 11 Bridge:** Construction bids to repair the Highway 11 bridge are scheduled for April. Once the bids are received, a contractor selected, and construction schedule established we will have a better understanding of the impact to our community.

**I-10 Twin Span:** A rehabilitation project is planned for the twin span which will require construction of detour lanes at the approach of the bridge and the construction of over water detour lanes between the existing twin span. The detours will slow traffic down to 45 mph, but traffic flow will be maintained, with the exception of one weekend when a section of the bridge shall be replaced. Bids are scheduled for March with construction to begin around July.

**MOONRAKER BRIDGE:** The bridge leading to Moonraker and Clipper is in need of repair. The Parish has inspected the bridge and is in the process of developing plans to repair the retaining walls. As of this date the Parish does not anticipate any disruption in traffic flow for the residents of Moonraker.

 **Eden Isles Drive Bridges:** The State Highway Department is responsible for the bridges at both ends of Eden Isles Drive, and they inspect them every two years. Their next inspection is scheduled for January 2001, and we shall be receiving their report within a few weeks.

### Mail Your Homeowners' Association and Greenforce Dues Today!

It's that time of the year again when you have the opportunity to show your support for your subdivision by activating or renewing your membership in the Eden Isles Homeowners' Association and Greenforce. Annual membership dues for the Homeowners' Association is only \$20 a year for family membership or \$10 for single adults and Greenforce is only \$35 each year.

Your Homeowners' Association dues are used to increase property values and to improve the quality of life in Eden Isles. The money is spent in accordance with the by-laws to fund activities that are brought before the Association's membership and voted upon. Each dues paying member becomes a member in-good-standing and is granted voting rights on how the money is spent. A full accounting of all money spent is published in each newsletter and presented at each Homeowners' meeting. Some of the things your dues pay for are as follows:

- The creation of maintenance of the Eden Isles Web Sight ([www.EIHOA.com](http://www.EIHOA.com))

- The maintenance of the Eden Isles Homeowners' hot line. (781-0091).
- The publication and distribution of the newsletter.
- The purchase, installation, and maintenance of security camera at each guardhouse.
- The purchase and planting of oak trees along Eden Isles Boulevard.
- Block parties and the night out against crime party.
- Laboratory testing of our waterways to ensure water quality and identify any hazardous conditions.
- Beautification and maintenance activities (i.e. flags and the repair of the waterfall at the Hwy. 11 entrance, guardhouse maintenance, etc.)
- Many other miscellaneous activities that increase property values and to improve the quality of life in Eden Isles, all in accordance with your wishes as expressed at our meetings.

Your Greenforce donations pay to have all the common grounds in Eden Isles cut 14 times each year. Imagine what the effect on your quality of life and property values would be if we didn't cut the grass on the common grounds.

A strong Homeowners' Association is the key to having a voice in determining your future. When issues such as a port development, or bridge closure, or zoning change are proposed, it is the united voice of a strong Homeowners' Association that gets heard.

Remember, 100% of the money is spent to improve your subdivision in accordance with your wishes. the board of Directors are all volunteers and receive no payment for their services. Consider how much value you receive from this one time a year contribution and join your neighbors in supporting the Eden Isles Homeowners' Association and Greenforce. Please write two checks, one to the Homeowners' Association for \$20, and one to Greenforce for \$35, and mail both checks **today** to P.O. Box 2746, Slidell, LA 70458.

Thank You,

Your Board of Directors

Welcoming Committee

## SECURITY CAMERA

Two security video cameras, one in each Guardhouse, are located at the entrances to Eden Isles subdivision. These cameras run for 72 hours before recycling. If any resident encounters a theft or vandalism to their property, you must call the Hotline 781-0091 within 24 hours of the incident in order to retrieve and preserve the taped images.

## LADY BEWARE COMMUNITY POLICING

I have been informed by the STSO that the funding for their Lady Beware Program has been cut, and there will be no classes taught until possibly the summer. As soon as I hear back from them, I will call the ladies who have given me their names to advise dates of the class. This has been a big disappointment to me, especially after the great response I have received from all of you.

We won't let this be a deterrent from following through with the general Neighborhood Watch meetings. These will be set up and contact will be made with each section. I am looking for a volunteer for a location for the one to be held around the Lakelawn area and the guardhouse end of Pebble Beach. Please call me at 649-4318 if we may use your home for about 20-25 people, and if you can help give out flyers in that area as notification.

The holidays have passed with some minor vandalism in the area. Be sure to notify the police. There were some mail boxes struck on Moonraker. Also, some petty thefts in the area were committed. If you observe anyone committing these crimes, be aware they can be prosecuted.

I hope to see some of you at the next homeowners' meeting.

Marian Bencke

## LICENSE PLATES AVAILABLE

New Eden Isles license plates have arrived and are available to residents at a cost of \$8.00 each.

These plates are identical to the previous ones. Only 100 were ordered. Call Lynn or Louis @ 847-0296 if you desire one. Plates will also be available at the homeowners meeting, Tuesday, January 30, 2001.

## TAX TIP

by M. Dale Wood Jr., CPA, MS\*  
(\*- in Taxation)

If you can itemize your deductions and if your boat can qualify as a second home, mortgage interest associated with the boat is deductible the same as home mortgage interest.

## THE BRASS ARE COMING!

Dan Belisle, general manager of the New Orleans Brass will be the guest speaker at the homeowners' meeting on January 30. Bring your **BRASS** memorabilia for an autograph. Dan has been in hockey all of his life and is prepared to answer your questions about the newest sporting phenomena to come to our area.

## CRIME REPORT

The St. Tammany Parish Sheriff's Office has installed a new computer system for reporting crimes by neighborhood. The first report is due out on February 4. These reports will be reproduced in The Eden Islander.

## ABANDONED BOATS

An effort is underway to remove abandoned boats from the neighborhood. The boats will be removed in advance of law enforcement officials issuing citations. If you know of an abandoned boat or trailer, please contact Dale Wood at 781-2272 or e-mail him at [no1\\_cpa@yahoo.com](mailto:no1_cpa@yahoo.com), (don't forget the underscore).

## PHONE BOOK

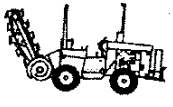
Ann Courrege, the Association's Secretary, plans to create a new directory for the area. The last directory was published in 1997. We are looking for sponsors for the directory. If you or your business are interested in sponsoring the directory, call the HOTLINE at 781-0091.

## ARTICLES

**THIS IS YOUR NEWSLETTER!** If you would like for the Association to publish your article in the newsletter, call the HOTLINE at 781-0091.

## MAIL BOXES

Want to save a stamp when mailing in your dues? Want to save a stamp on that petition? Want to make a suggestion to the Association? **DROP IT IN ONE OF THE MAILBOXES AT THE ENTRANCES TO THE NEIGHBORHOOD!**



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CRIMINAL      CIVIL





**DANIEL A. MCGOVERN, IV**  
 ATTORNEY AT LAW  
 NOTARY PUBLIC

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## INSURANCE ALERT FOR ALL RESIDENTS

I have been asked by the President of the Homeowners's Association Mr. Dale Wood, to write an article for the newsletter since I am an insurance agent.

The year, 2001, insurance companies will be raising rates due to all of the misfortunate things which have occurred in the United States this past year, and non-renewing a lot of clients who have had too many claims in the past few years.

It seems extremely important to each of us, that we get the additional fire hydrants installed in our subdivision, so the rating of the protection class will be lower, as this is one of the things which affects your homeowners' rate.

Every homeowner in the subdivision wants the best coverage for the cheapest price. Therefore, it is important that we install and have the correct number of fire hydrants in our subdivision.

Ann Courge



**John Lopez, St. Tammany Director of the Lake Pontchartrain Foundation (Save Our Lake) speaks at our last meeting**

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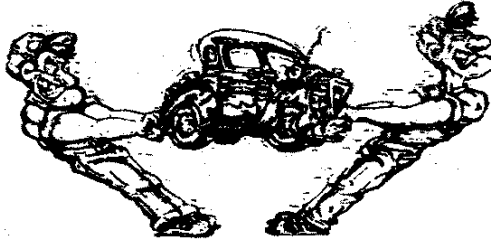


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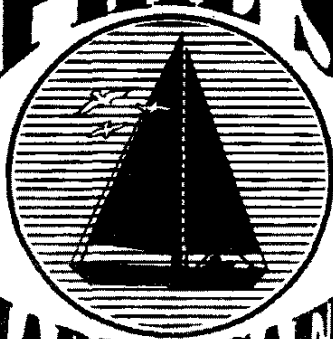
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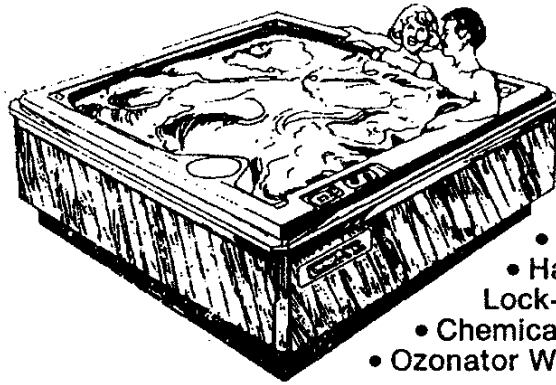


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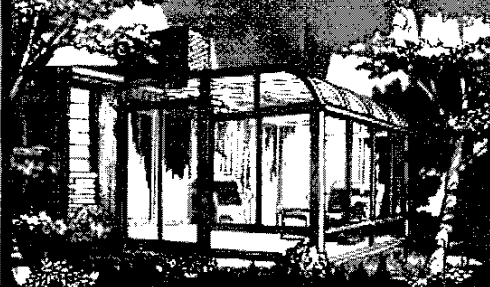
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# THE EDEN ISLANDER

A bimonthly publication of the  
**Eden Isles Homeowners' Association**

P.O. Box 2746, Slidell, LA 70459

**Dale Wood**

*President*

Circulation: 1100

*Distributed at no charge to residents of  
Eden Isles*

*Advertising available -for information call*

**Linda Triay 649-4584**

Deadline for January/February issue is  
March, 15, 2001

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Our advertising rates are as follows:

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1/4 page	\$55	\$300
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