



# The Eden Islander

THE OFFICIAL "EDEN ISLES NEWSLETTER"

EDEN ISLES

WINTER 2012

P.O. BOX 2746 • SLIDELL, LA 70459

## 2012 GENERAL MEMBERSHIP MEETING DATES

### EIHOA ANNUAL CHRISTMAS PARTY & GENERAL MEMBERSHIP MEETING

Tuesday, December 11 • 6-9 PM  
Tammany Yacht Club  
Food and Cash Bar

### ANNUAL CHRISTMAS BOAT PARADE

Saturday, December 22  
6:30 PM

## 2013 EVENTS

### KREWE OF BILGE BOAT PARADE

January 26 • Noon  
The Wonderful World of Disney

### GENERAL MEMBERSHIP MEETING

March 12  
Tammany Yacht Club

### *Presidents Message:*

#### *Happy Holidays*

It has been a great year for the organization and the Board. We have accomplished so many great things from growing our membership to transforming our mission to include social events. The board took this year to review the EIHOA bylaws and mission statement. It is important that we uphold our "Founding Father's" vision for the organization BUT have the courage to update as needed. There will be an election for 3 new Board members for the 2013 -2014 session at the December General Meeting. We are happy that 6 of the 2012 board have decided to serve for 2013. Please think of serving-it is fun and enlightening. There is a proposal to update the bylaws for the first meeting in 2013. The proposal is in the newsletter. Please read it and be prepared to ask question at the December meeting.

Have you taken the time to review The EIHOA Mission Statement? By definition, a mission statement is a formal pronouncement of the core purpose of a business or organization.

The mission statement for EIHOA consists of 18 items and the members of our organization have worked hard to achieve these goals. I would suggest that every resident of Eden Isles refer to the EIHOA web site and review the provided information. This organization was formed in 1974 and due to the hard work by the members, continues to be strong today.

In regards to the mission statement one may feel that something is missing. It states some of the accomplishments made by the club and identifies several goals and expectations to strive for.

What is not stated is how we need to become a social organization in addition to our political/business manager role. For thirty eight-years this organization has been successful in maintaining the quality of our subdivision. With the direction of the board and the support of the membership this will continue. What the organization needs to consider, at this point, is expanding our Mission Statement to include social events. In 2012 Denise Berthelot took the lead role in organizing "Special Events" and did a great job in coordinating the Luau and Crawfish boil. These events and others should continue so that our organization is not only about maintaining the green space and security cameras, but to get to know your neighbors and enjoy spending time together in the space we work so hard to keep beautiful.

For home owners to pay their annual dues is a duty and investment to support the quality of life that we all enjoy in our community. When building on the social events the spiral effects will be numerous. One would expect membership to increase, security improved and codes observed.

*-The Homeowner's Board*

Join the Homeowner's Association to **Keep Eden Isles Waterfront Living "the" Best!**

**VISIT WWW.EIHOA.ORG**

# EDEN ISLES HOMEOWNERS ASSOCIATION

## GENERAL MEMBERSHIP MEETING • SEPT. 18, 2012

Present:

Cathy Drolla - President

Raymond Frey - Vice President

Colin Minster - Secretary



The meeting was called to order.

1. Colin Minster read the minutes from the June 12, 2012 General Membership Meeting.  
A motion was made and seconded and passed to accept the minutes.
  2. Ken Lanata gave the Income and Spending Report for 1/1/12 through 9/18/12. (See attached, Exhibit 1). He also gave the Projected Spending for the Last Quarter of 2012. (See attached, Exhibit 2).  
A motion was made and seconded and passed to accept the two reports.
  3. Raymond Frey explains that we should be a social organization, not just a grass cutting organization. A member suggested a civic organization that works towards enforcing the rules and regulations of the neighborhood.
  4. Raymond explains the usefulness of the security cameras. A concern was raised about not giving the recordings to non-members of the EIHOA.
  5. Raymond commends Lee Longstreet for his work on the website and encourages residents to look at it periodically and go to it for useful information.
  6. Raymond discusses Parish violations and points out the list of numbers for Parish officials in the newsletter.
  7. Lou Sandoz explains the effect of the Architectural Committee. A resident with a complaint or are quest is to call a member of the Architectural Committee, the Architectural Committee will give written opinion with pictures and reference the local ordinance(s). I parish isn't responsive, Architectural Committee will support the resident in court. Explains cul-de-sac difficulty of water right-of-way.
  8. Guest speaker Chaz Champagne with Docksider Bait & Tackle Chris Robert gave fishing report "Captain Hot Rod" with Sea Tow New Orleans; [www.seatow.com](http://www.seatow.com) Advised of the Fishing Rodeo Our Lady of Lourdes 9/29/12 hosted by Docksider Suggested residents look at their two websites [www.DockSideLA.com](http://www.DockSideLA.com) and [www.MatrixShad.com](http://www.MatrixShad.com)
  9. Fred Thoede gives update on the entrance signs (cleaning, painting, and installation of web site letters). Raymond and Fred are getting bids to professionally clean and paint signs.
  10. Carol Webster talks about the garage sale. It will be September 29, 2012. To date there are 13 streets, 42 families participating. Carol requests that residents see the website for additional information. Anne Nash and Fred Thoede will put up signs with street names. Balloons will be at 222 Intrepid to be place on your mailbox. The rain date is October 6, 2012. Requested that each family donate something (monetarily) to EIHOA if participating.
  11. Denise Berthelot gives information about the Luau.
  12. Jerri Candebat gives information about Night Out Against Crime. Moved to October 16, 2012 at 5:00 p.m. at Phyne Gambino's house at the corner of Windward Passage and Eden Isles Blvd.
  13. Ken gives information about IRS issue.
  14. Cindy Franatovich gives information on Board Nomination Committee. She requested that residents contact her with names of nominees.
  15. Resident, Doris, speaks about closing Highway 11 near Oak Harbor. Tommy Thompson discusses his research and activity towards a flood protection resolution.
  16. Resident speaks about 115 Eden Isles Blvd. that is blighted. It is suggested that we get the media involved.
  17. Resident asks about water being tested no results yet. Raymond commits to get more information.
  18. 214 Charles Court will be sold to an organization that will build a half way house. The Board will find out more information.
  19. Resident advises of hawks.
  20. Resident advises of alligator in main canal.
  21. Resident asks about boil water after Hurricane Isaac not being published.
  22. Blake Nash will write article for 4th quarter newsletter re water quality.
  23. 50/50 drawing is pulled with \$84.00 to resident, \$84.00 to EIHOA.
  24. A motion is made and seconded and passed that the Board purchase a PA system.
  25. Door prizes are awarded.
- Meeting is adjourned 8:43.

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## ATTENTION: BUSINESS FOR THE 2013 1ST QUARTER GENERAL MEMBERSHIP MEETING

2013 Proposed Amendment to Eden Isles Homeowners' Association By-Laws

### ARTICLE 5: DUTIES OF OFFICERS

Proposed change:

Change: The board's authority to spend a maximum of \$200.00 without the approval of the Associations General Membership, to an amount approved by the General Membership at the association's first quarter meeting.

Justification: Change from a fixed sum, to a sum approved annually by the membership.

Thus, eliminating the need for a by-law change, in order to adjust the board's spending limits for unbudgeted expenditures.

### G. DUTIES OF THE BOARD OF DIRECTORS

7) Shall have the authority to spend no more than ~~\$200.00~~ an amount approved by the membership at the first quarter general membership meeting, per fundable project, without the approval of the Associations General Membership. If a quorum does not exist or a vote is not taken at the first quarter membership meeting, the amount will remain the same as the previous year, unless a new figure is voted on and approved at a later General Membership Meeting. Expenditures in excess of ~~\$200.00~~ the limits voted on by the membership shall have the prior approval by majority vote of the Membership at a General Membership meeting prior to the expenditure. Expenditures in excess of ~~\$200.00~~ the limits voted on by the membership, that are included in the approved budget, shall not require additional approval at the time or the expenditure.

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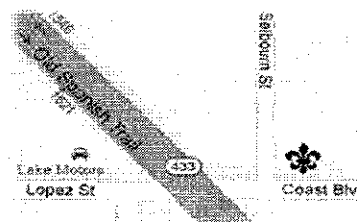
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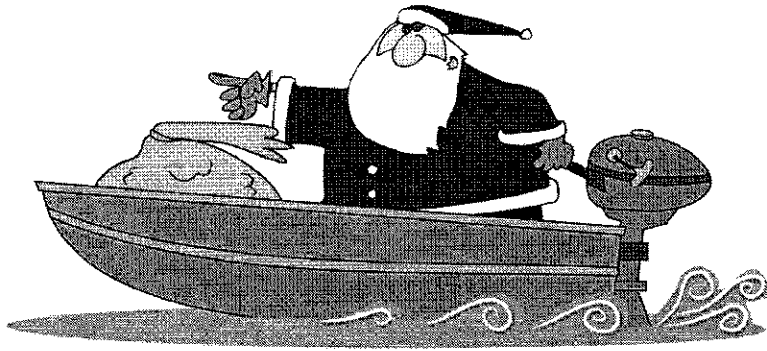
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Slidell, LA 70458  
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Mon - Fri - (8:00 - 5:30)  
Sat - (By Appt. Only)**



# EDEN ISLES CHRISTMAS BOAT PARADE

SATURDAY - DECEMBER 22, 2012 @ 6:30 PM SHARP

EDEN ISLES WILL BE LIT FOR THE HOLIDAY SEASON AND MANY BOATS WILL BE PARADING PAST THE DECORATED WATERFRONT HOMES. ANYONE DRESSING THEIR BOAT WITH CHRISTMAS LIGHTS MAY PARTICIPATE IN THE PARADE. THE 2011 PARADE WAS FANTASTIC AND IT IS EXPECTED THAT 2012 WILL BE ANOTHER GREAT YEAR.



Parading boats should begin boarding by 6pm so that they arrive for the line up at the Dock Bar & Grill / Coconut Beach & marina area in time for the parade roll out at 7 pm sharp. Overflow will just meander around the Oak Harbor Marina area until there is an opportunity to fall in line. The parade should last about 2 hours after which participants typically disband as they pass their docks.

There is really no formal order to the line up. Simply fall in line as spacing permits. Boaters usually coordinate on VHF channel 68 where someone usually announces the start of the parade.

The parade will first head down the Fire Station canal to the Eden Isles bridge and continue to Windward Passage, turn around and come back the same route, also passing through the larger side canals and cul-de-sacs that are lighted with Christmas decorations. Canals without decorations are usually passed by so tell your neighbors to light it up so they will be on the parade route. The smaller canals are skipped because of maneuvering problems. Weather permitting, the parade will continue down the "Clipper Canal" on a mirror route. It is simply "follow the leader" for as long as it lasts.

Please remember that most boats and especially those boats steering by rudder lose much of their control if they have to stop. With courtesy given, please keep the parade uniform and not leave excessive gaps between boats but keep in mind all of Eden Isles is a no wake zone. If you leave the parade or get out of line, do not rejoin until the last boat passes or you find a gap that will not slow down the parade. The parade is informal in that the route is subject to modification while in progress so be sure to monitor the lead boat.

Notes: This is not an organized event, nor is it sponsored by any of the many clubs in the area so anyone may participate. Historically this parade simply "happens" year to year.

The parade may be seen by the public from the "Dock" Bar & Grill and from behind the Eden Isles Fire Station by the Waffle House.

**Safety First:** This is not an event for unattended children, non swimmers or those not familiar with boats. All maritime laws apply for the parade. Children **MUST** wear life jackets. Flotation of some sort should be considered by everyone on board as well as spectators on the shoreline. Entering cold water can "freeze" the muscles in your body and cause even good swimmers to go down. It is nearly impossible to find someone under water at night in cold, cloudy water. Infants & toddlers especially go straight to the bottom. Please be careful while having fun. All participation is at your own risk.

# Eden Isles Garden Club

## CONGRATULATIONS TO THE WINNERS OF THE BEST YARDS OF THE MONTHS OF OCTOBER AND NOVEMBER.

If you notice someone's yard looking better and better each month, please contact N. Baldwin at 504-324-1888 and leave a recommendation for that particular yard to be considered.

It should be someone who has lived there at least six months.



### *October Yard of the Month*

Roger & Geri Wright  
115 Rampage Loop

### *November Yard of the Month*

Gambino  
405 Eden Isles Drive





**Pat Brister**  
**Parish President**

# **St. Tammany Parish Government**

**Legal Department**

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-3427

Fax: (985) 867-5124

## **RESTRICTIVE COVENANTS** **FREQUENTLY ASKED QUESTIONS**

**WHAT ARE RESTRICTIVE COVENANTS?** Restrictive Covenants are legal agreements, often between homeowners in a subdivision, that restrict the use of the property in the subdivision. For example, covenants could restrict exterior colors, fences, upkeep or other property amenities. They may also be called "deed restrictions" or "conditions, covenants and restrictions".

**DOES ST. TAMMANY PARISH GOVERNMENT CREATE RESTRICTIVE COVENANTS?** No. Restrictive Covenants are private contracts that do not involve parish government. Generally, the developer of a subdivision creates the Restrictive Covenants and records them at the courthouse. When someone buys land in a subdivision that has these covenants, they agree to keep the 'covenant', or agreement, with the other property owners.

**WHO ENFORCES RESTRICTIVE COVENANTS?** In most cases, the Homeowner's Association of a subdivision enforces the Restrictive Covenants. First, a subdivision developer creates the Restrictive Covenants and enforces them. Later, enforcement is transferred to the Homeowner's Association for the subdivision. St. Tammany Parish Government does not enforce private contracts between parties, and, thus, does not enforce Restrictive Covenants.

**WHAT ABOUT DUAL VIOLATIONS OF RESTRICTIVE COVENANTS AND PARISH ORDINANCES?** St. Tammany Parish Government will enforce its own ordinances when a land owner is in violation, but only to the extent of the ordinance violation.

**WHY DOESN'T CODE ENFORCEMENT ENFORCE MY ASSOCIATION'S RULES?** Code Enforcement is part of parish government and, as such, can only enforce the ordinances adopted by the St. Tammany Parish Council. Covenants are not ordinances. Restrictive Covenant violations are civil issues and must be pursued through a civil process in court.

## **EIHOA Special Projects – Flood Committee report on the US Army Corps of Engineers Post Hurricane Isaac Assessment Public Meeting**

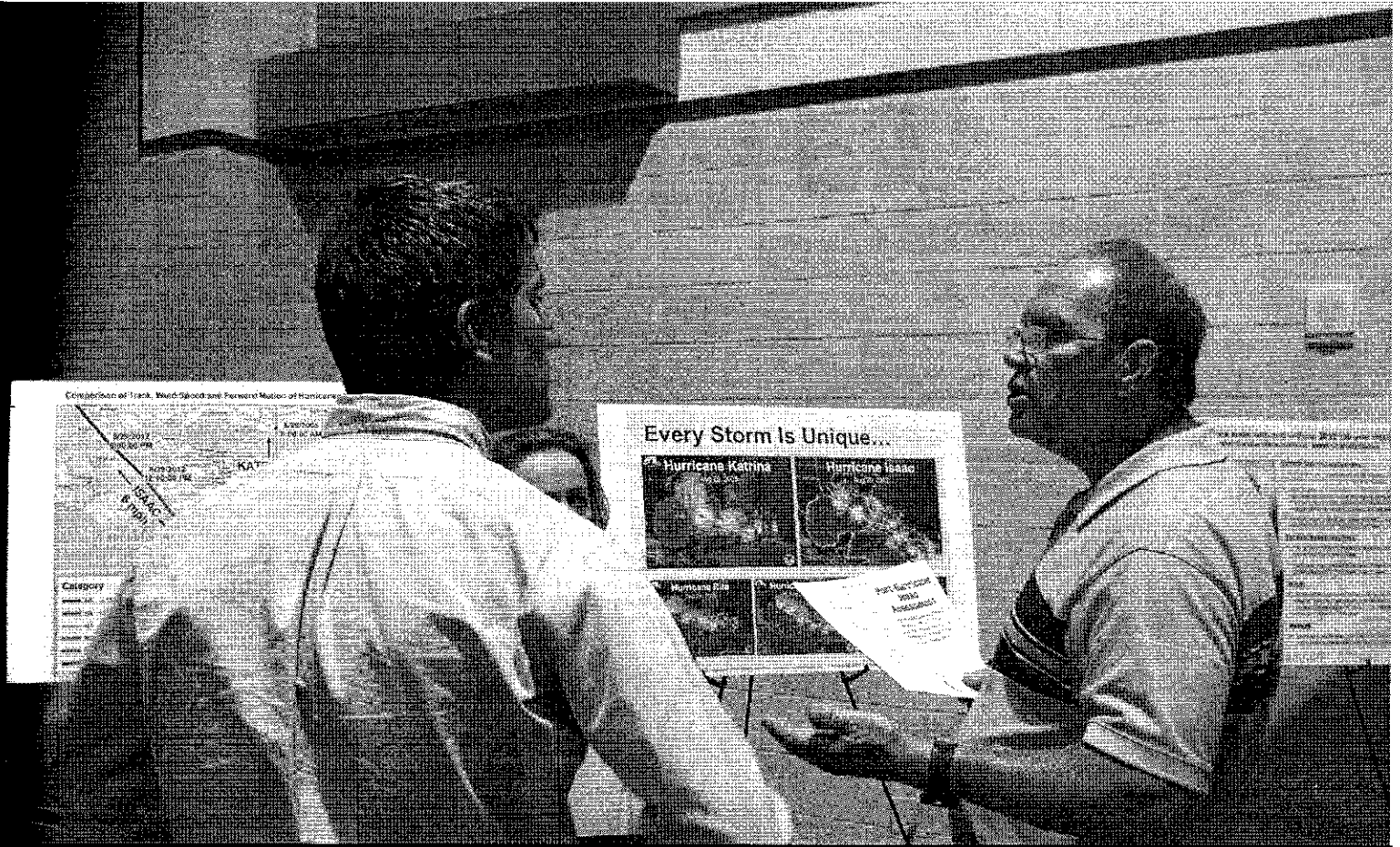
The November 14th Corps's presentation on hurricane Isaac's impact primarily consisted of a presentation of study findings indicating that structures built around Lake Pontchartrain since 2005 had a negligible effect on storm surge heights. (The entire report is available at [www.eiho.org](http://www.eiho.org) under "Publications", "Flood Issues".) The audience quickly changed the focus of the presentation from hurricane Isaac to building storm surge control structures at the Rigolets and Chef Passes for the benefit of all parishes under threat of storm surge flooding.

It was encouraging to see in attendance Parish President Pat Brister, Slidell Mayor Freddy Drennan, former Slidell Mayor Sam Caruso, Senator A. G. Crowe and a representative from Senator Vitter's office. Everyone stated their strong support of storm surge structures to keep flood waters out of the lake.

During the discussion, Colonel Edward R. Fleming, commander of the Corps' New Orleans district office made some interesting statements and observations:

1. That in the 1970s the Corps proposed keeping surge from entering the lake but was stopped by a special interest lawsuit. Eventually the corps redirected their focus on protecting Orleans and Jefferson in lieu of a regional solution.
2. Col. Fleming stated that in order for the Corps to reevaluate their original plan to keep storm surge out of the lake they would need direction and funding from Congress.  
... The EIHOA committee reminded Col. Fleming that Congress authorized surge structures and funding over forty years ago and that authorization has never been rescinded and the Corps redirected that funding from structures at the passes to levees along Orleans parish. Col. Fleming said he is aware of that argument and his legal department is not sure if the original authorization is still valid.
3. Col. Fleming stated that the impact to Mississippi is also a concern of that plan.  
... The EIHOA committee told Col. Fleming that a Corps study had already determined the impact to Mississippi to be minimal. A member of Col. Fleming's staff in attendance at the meeting confirmed that observation.
4. Col. Fleming stated that preliminary Corps cost estimates for surge structures vary from \$4 to \$40 billion and the annual Corps budget for the entire nation is only \$5 billion per year.  
... The EIHOA committee challenged the logic of the corps' estimate since the "Mr. Go" closure, gate and wall cost less than \$2 billion. Col. Fleming was asked if the BP oil spill settlement money could be used but replied that was beyond his area of influence or authority.
5. Col. Fleming stated that the Louisiana Master Plan did not recommend surge structures.  
... State Senator A. G. Crowe told Col. Fleming that the Louisiana Master Plan not only recommended surge structures for the passes of Lake Pontchartrain but authorized \$75 million to study and design the structures.
6. Col. Fleming stated that Modeling is a subjective study and is subject to interpretation.  
... The EIHOA committee believes this statement highlights the need for an independent review of the corps models.
7. Col. Fleming stated that it is possible that modeling for a different storm might show Corps' projects on the south shore having a greater surge impact on the north shore.  
... The EIHOA committee asked the Corps to study what impact their cumulative projects since 1970 have had on a Katrina type storm that rapidly pushes built up lake surge to the east towards Eden Isles. The committee reminded the Corps that the EIHOA has been asking for this study for over five years without receiving a response.
8. Col. Fleming admitted the Corps has not studied the impact of their projects prior to 2005. They also have not evaluated the combined impact of their projects acting as one system, only as individual components.  
... This is a critical omission since the Corps is responsible for the impact of all their projects including those constructed prior to 2005 and how they act collectively not individually.
9. Col. Fleming stated that the Corps is required to mitigate damages that their projects may inflict on others.  
... The Corps has a policy of accepting the responsibility of correcting problems that their projects cause by constructing mitigation projects which are 100% federally funded. If damages can be proven then the control structures can be built as a mitigation project. Otherwise local beneficiaries must pay a 25% share of the cost of Corps projects.
10. The EIHOA committee believes the Corps' "Isaac study" should be expanded to show the tidal reductions that would have been realized by having control structures in place and also to perform a parallel study for hurricane Katrina.
11. Col. Fleming stated the best way to accelerate the funding of projects is to inundate your congressmen with letters & emails.





**Homeowner John Fause at the Hurricane Isaac Assessment Public Meeting.**

## GUYS AND GALS OF EDEN ISLE:

THE ANNUAL SINGLE'S CLUB  
CHRISTMAS PARTY  
WILL BE HELD  
ON DECEMBER 15.

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DANCING AND A DINNER.  
THERE WILL ALSO BE A  
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## BIG TURNOUT FOR NIGHT OUT AGAINST CRIME

NIGHT OUT AGAINST CRIME WAS A HUGE SUCCESS THIS YEAR. MEGA THANKS TO JERRI CANDEBATT AND KAREN THEODE FOR ORGANIZING IT AND TO PHYNE GAMBINO FOR HOSTING THE EVENT. CANE'S CHICKEN, SNACKS AND DRINKS WERE SERVED. A SPECIAL THANKS TO OUR LOCAL LAW ENFORCEMENT TEAM FOR BEING THERE SO NEIGHBORS COULD MEET THEM AND GET SPECIFIC QUESTIONS ANSWERED. THIS WILL BE AN ANNUAL EVENT SO IF YOU WERE NOT ABLE TO ATTEND THIS YEAR, MARK IT ON YOUR CALENDARS FOR NEXT YEAR.



# LOVED THAT LUAU!

As a salute to the end of summer, Eden Isles Homeowners Assn. held a fun and festive Luau.

About 100 residents and guests dressed in their finest tropical attire, entered the Northshore Beach Fire House on a path decorated with flaming Tiki Torches, ready to party, as the sounds of music beckoned them in. Each received a lei and traditional Hawaiian Welcome.

As the music by "Nightfall" began to fill the air, few were unable to resist it's call to the dance floor. Slow dancing, fast dancing, and line dancing, socializing, eating and drinking made this a night to remember.

Door prizes and a 50/50 Raffle stirred a little excitement in the room, as many scrambled to buy their last minute tickets.

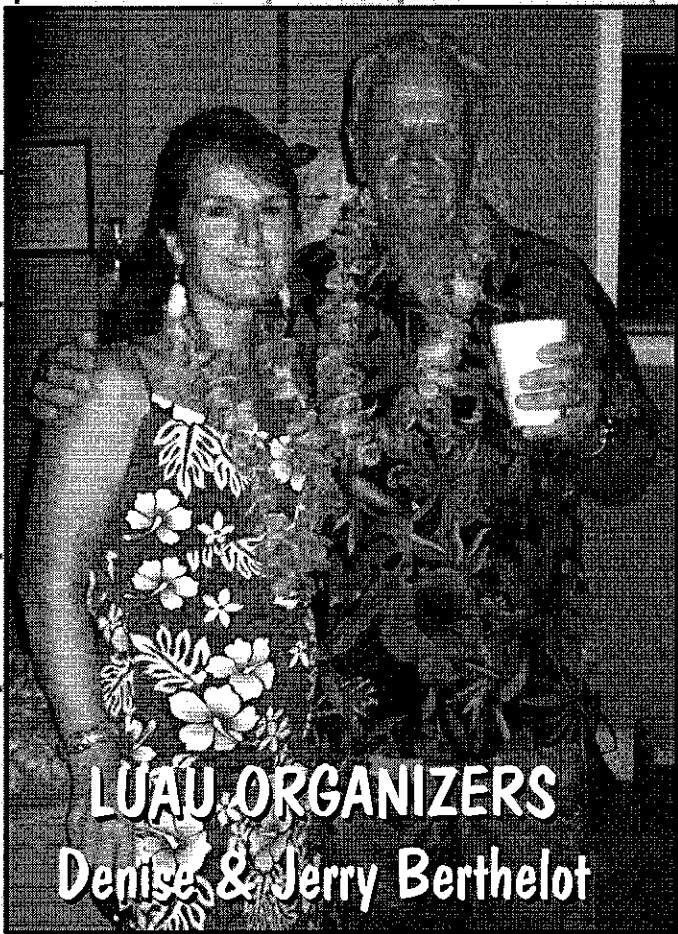
Neighbors enjoyed "catching up" on each others' news and sharing their lazy summer memories. Getting to know new neighbors was also fun and interesting.

We are a special breed here in Eden Isles who share our love of water and allegiance to each other.

Our membership in the Association, which has been steadily increasing, enables us to have more social activities and functions. Get your neighbor to join and we'll all meet again next year.

## Aloha!





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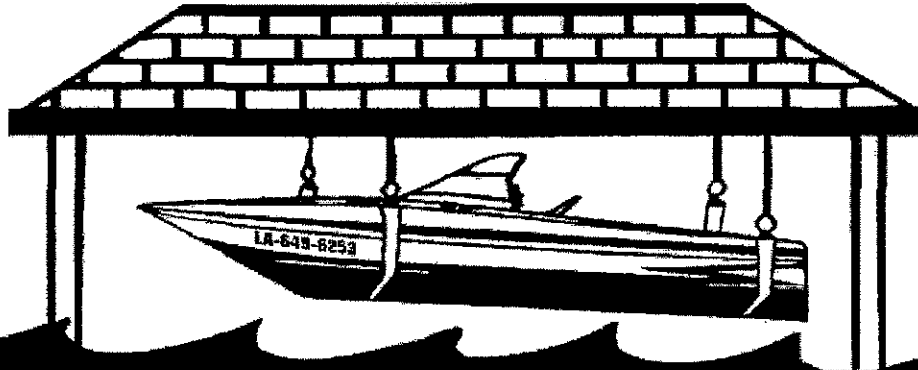
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# SHOPPERS: RAIN OR SHINE...

FIRST I WOULD LIKE TO THANK EVERYONE FOR THEIR PARTICIPATION. THE FEED BACK I GOT FROM SELLERS AND BUYERS WAS FABULOUS. UNFORTUNATELY, THE FIRST SATURDAY WAS RAINING, BUT THE DIE HARD BUYERS KEPT COMING. MANY OF US SOLD MORE IN THE RAIN ON THAT FIRST SATURDAY THAN THE SECOND, SUNNY SATURDAY. I HEARD SEVERAL NEIGHBORS SOLD IN THE THOUSANDS!!! LET'S START SAVING OUR TREASURES FOR NEXT YEAR.

REGARDS TO ALL,  
CAROL WESTER



107 Lorille



# Derrek

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# Eden Isles Homeowners Association

Annual dues \$120.00, due the beginning of each year  
(everyone is welcome & you may pro-rate if you moved in mid year)

Homeowners Name/s: \_\_\_\_\_

Property Address: \_\_\_\_\_ Slidell, LA 70458

Mailing address, if different: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Cell number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Do you wish phone number listed in the directory - Yes / No; if yes please circle which number to list.  
(for security reasons, we recommend listing your phone number so your neighbors can contact you if they see suspicious activity)

Would you like to serve on the board of directors or on a committee? - Yes / No

Please mail your annual dues to: EIHOA P.O. Box 2746 Slidell, LA 70459

## **ELECTION OF BOARD MEMBERS FOR 2013**

It's that time of year to elect board members for 2013. Six of the 2012 board members have expressed a desire to stay on for 2013 and we appreciate them.

We have a few homeowners who are willing to serve on the 2013 board. We will be electing the new board at Christmas party. If you are interested in becoming a candidate, you will be nominated from the floor.



**Cathy Drolla**  
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RESIDENT  
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**Eden Isles Homeowner's Association**  
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