



# The Eden Islander

THE OFFICIAL "EDEN ISLES NEWSLETTER"

EDEN ISLES

SEPT/OCT 2011

DIRECTORY EDITION

P.O. BOX 2746 • SLIDELL, LA 70459

## GENERAL MEMBERSHIP MEETING

**Tuesday, Sept. 13, 2011**

**Tammany Yacht Club**

**Meet and Greet  
6:00 PM - 7:00 PM  
Meeting 7:00 PM**

### *Presidents Message:*

Good day to all homeowners,

It's hard to believe that summer is nearly over....not the hot days....but school started and all of our favorite football teams are gearing up for their seasons. Our minds are thinking about the upcoming, last quarter of the year and all that occurs during that busy, busy time!!!

We are very excited with our quarterly newsletter. As you will notice this newsletter will contain our covenants, members in good standings and other informative material. This is our "directory" issue of the newsletter. Every third quarter will be our annual directory issue. The enclosed covenants are the original covenants from when Landmark developed the property. These covenants are what regulate our development and property. Please take the time and read through the covenants. Reading the covenants will help rehabilitate homeowners to insure we are all good neighbors. We also have name, address and some phone numbers of each member of the homeowners association listed. If you would like to have your phone number listed or removed, please indicate when completing your 2012 dues invoice. Please also notify EIHOA if your name is inadvertently missing on our member's data roster.

Eden Isle Homeowners Association has a very interesting and informative website. Please take the time and visit our/your website at [www.eiho.org](http://www.eiho.org) for helpful information and links to helpful sites. Names and phone numbers whom you can contact if you need assistance with roaming animals, loitering persons, speeders, non working street lights as well as board members all to help you be more comfortable and safe in your community.

The Eden Isle Homeowners Association Board encourages homeowners to attend our quarterly meetings, and volunteer your time for your community. We extend a personal invitation to participate in helping us motivate more homeowner involvement. Developing a neighborhood watch and other committees would help deter any criminal activity within our subdivision. The watchful eye can protect our residents and add overall confidence of knowing your neighbors will call the sheriff's department concerning any suspicious activity. We hope to see you at our next EIHOA meeting.

October 11, 2011 is the new "Night Out Against Crime" date. The date was changed in hope of a cooler day and more participation. We will celebrate with treats and drinks and a visit from our local political officials as well as the sheriff's department. Please look for postings as to the location and time. Come and meet your neighbors and enjoy the fun!

We hope to have several local political candidates at our General Membership Meeting. Come introduce yourself and discuss any concerns you may have. Exercise your right to vote on October 22, 2011 at Salman High School. Remember living in Eden Isle is "Truly Paradise on a Half Shell"!

*-Cindy Franatovich*



Great attendance at the General Meeting, June 2011.

**VISIT [WWW.EIHOA.ORG](http://WWW.EIHOA.ORG)**

# Eden Isles Homeowners General Meeting

June 14, 2011

## Tammany Yacht Club

The meeting was called to order 7:15 pm.

The board members gave their reports.

Anne handed out the minutes from the last general meeting prior to the meeting. A motion was made and seconded to dispense with the reading of the minutes. There were no corrections voiced so the motion was passed unanimously and minutes were adopted. Denise gave the treasurer's report of beginning balance \$55,416, income \$14,984, out going \$29,816, for final total of \$40,534. The total number of members for 2011 is 412. Paul gave the green force update and said there had been minimal issues. The feedback at the meeting was very positive. Sarah asked for new members and gave them Welcome Bags. The association will continue to give out membership flags with paid dues.

Our scheduled speaker was unable to attend due to an emergency. John Faust gave a brief update on the local flood protection activity. He recently participated in a TV interview with Kevin Davis (yet to be aired) on flood protection issues for our area. After the presentation, the association asked how we could impact the situation. He said to keep in touch with our local, state and federal politicians to let them know we care about our homes and area.

The first door prize was given to Fred Thodes.

Night out against Crime will be moved to Oct 11. The date was moved from August in hopes to give relief to the extreme heat of August. Volunteers were asked for the help organize the evening and serve hotdogs.

St Tammany Sheriff officer Eddie Vauthier was present to answer any questions the homeowners may have. He addressed issues including: Alligators sighting- call sheriff office and report. Howard McCrea -local alligator hunter. Speeding boats in canals- No wake zones- try to get the LA numbers, make of boat and report, code enforcement for broken ordinances. The most important thing we can do as homeowners is to be aware and report issues, observations and incidences to 911.

The goal of the board is to have the street signs completed by December 2011 through out the neighborhood. Windward Passage to Southern Star is the last section to be completed. The sign company is taking orders for ornamental signs for your dock if anyone is interested. See Cindy Franatovich after the meeting.

Another call is out for volunteers to help with the newsletter, garage sale, driveway socials and Night out against crime. Even if you only have 1 hour a month, contact a board member and sign up for something.

The land at the end of Pebble Beach and Oak Harbor was recently cleared of Katrina debris by the EIHOA and is being maintained by the lawn service. The homeowners asked about replacing hedges that were lost in Katrina. There are no plans to replace them by the association. The association maintains and plants the entrance beds.

One of the security cameras needs repair. A replacement will be obtained for \$350.

A second door prize was given out. The 50/50 raffle was a total of \$150 with \$75 going to a lucky homeowner.

# *Lawn Care For The Fall*

## *Mowing And Fertilizing For The Last Time*

Continue to mow your lawn as long as it is actively growing. Remember to follow the one-third rule: cut only one-third off the height of your lawn each time you mow. The final fertilizer application is typically done in October. Use a slow release nitrogen fertilizer and apply according to package directions. This will get your lawn off to a strong start next Spring.

## *Weed Control*

The Fall is a good time to get a jump on some dreaded weeds. Next Springs weeds begin to grow in the Fall. Because its always easier to kill weeds when they are very young, use a post-emergent herbicide now, either alone or in a weed-and-feed fertilizer product, that you can apply with your spreader. The Fall, with its warm days and cool nights, is the perfect time to seed your lawn. Also, the sun and heat won't dry out the seeded areas as quickly as in summer. So take advantage of this time for seeding thin areas and new areas.

## *Don't Forget Your Lawn Mower!*

Remember to give your lawn mower its annual tune up now and you'll be ready to go next Spring. Don't forget to either run your gas tank dry or add fuel preservative to the gasoline to keep it fresh over the winter.

## *Handling The Fallout*

If you have lots of leaves that fall or blow on your lawn, you will have to collect them with a rake, blower or vacuum attachment on your riding mower. If you don't have many leaves, you can mulch them, which chops them and leaves them on your lawn as a natural fertilizer. Leaves also make great compost for your compost pile. Do not allow wet leaves to lay on your lawn for more than a day or two; they rob your lawn of oxygen and can kill the lawn in a matter of days.

# Tammany Yacht Club

Tammany Yacht Club is located at 1196 Harbor Drive in Slidell and is a "stone's throw" from water-based communities such as Eden Isles, Marina Drive, Oak Harbor, and Lakeshore Estates. It was chartered in 1980 and celebrated its 30th anniversary last year. Known affectionately as "TYC", it is a member of the Gulf Yachting Association (GYA) and our members enjoy full reciprocal privileges with GYC member clubs all along the Gulf Coast from Florida to Texas.

The purpose of the organization is to promote the art and science of yachting as a wholesome sport, the promotion of seamanship, the promotion of boat and yacht racing, and the enjoyment of the fellowship that these activities foster. Simply said, TYC promotes three things: sailing, power boating, and a distinct social element.

Contrary to what many think, not every TYC member owns a boat. Some members choose to belong to enjoy the social element, and the events, friendship, bar, food, and other amenities that are offered. Other members are avid sailors and participate in many aspects of our sailing program and sailboat racing activities. Still others own power boats and participate in cruise events to various local destinations.

Our social events throughout the year include a wonderful New Year's Eve party, Super Bowl Party, an elaborate Valentine's Dinner, Blessing of the Fleet & Crawfish Boil, Fourth of July Party, Calypso Party, and numerous other social events throughout the year.

TYC members enjoy a beautiful facility on the level above Phil's Marina Café. It has a beautiful bar, a balcony with unforgettable sunset views, an ample meeting room, kitchen facilities, and a well-equipped youth room. There is elevator access to the club level.

One of the crown jewels of TYC is the summer sailing camps that are a part of our Juniors Program. For 6-8 weeks each year, TYC conducts a series of two-week sailing camps where local youth from 6-14 years of age come to TYC for sailing instruction and summer camp camaraderie. TYC employs certified sailing instructors who are also first-aid certified and practice the utmost in water safety. Camp attendees are instructed in all aspects of sailing and water safety. In the 2011 summer sailing camps which ended recently, TYC was involved in providing sailing instruction to almost 80 youth.

TYC cordially invites Eden Isles residents to simply drop in and visit the club at any time, introduce themselves, take a tour of the facilities, have a drink at the bar, meet members, neighbors, and friends, and perhaps pick up a membership application.

We look forward to seeing you.

# Does Your Home Make You Money?

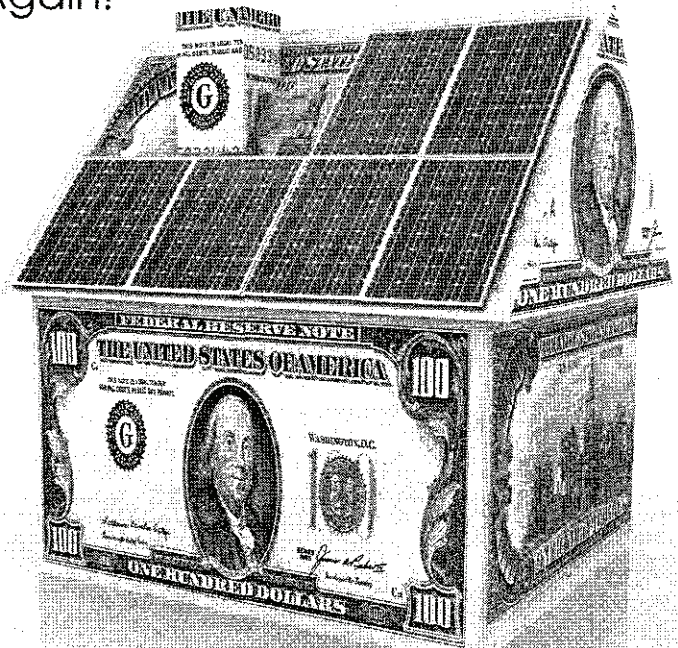
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## A Homeowner's guide to the single family covenants applicable to Units 3, 4 & 5

*This guide is taken from the original covenants on file with the St. Tammany courthouse, land records department and from the developer's literature. This guide retains the language applicable to the single family residence sections of Eden Isles. The original filings for each subdivision unit may be viewed on the association's website, [www.eihoa.org](http://www.eihoa.org). The multi-family, commercial and other sections of the subsequent purchase by Oak Harbor Corp. reflect further revisions of the original documents. The covenants for those sections may also be viewed on the association's website. Many of the covenants follow the St. Tammany Parish Comprehensive Land Use Zoning Ordinance and the companion code of ordinances.*

Subject to correction \* Rev. June-2011 Eden Isles Homeowners Association, Inc.

### **1. ARCHITECTURAL CONTROL**

No construction on any lot or lots shall be permitted without written approval of the Eden Isles Architectural Committee.

Prior to commencement of construction of any kind or nature, detailed plans and specifications shall be submitted to the Eden Isles Architectural Committee requesting written approval therefor.

No grading, building or structure of any kind or character or construction work thereon, shall be commenced, erected, placed or altered on any of said property or portion thereof until the plans and specifications and a plot plan showing the location of the structure or structures and all other proposed improvements, parking areas, landscaped areas, fencing and walls have been approved by the Architectural Committee as to quality of workmanship and materials, harmony of exterior design with existing structures, and location with respect to topography and finished grade elevation as well as general overall appearance and design.

### **2. ARCHITECTURAL COMMITTEE**

The Eden Isles Architectural Committee shall consist of five members appointed by the Dedicator of said Unit, its successors or assigns, and shall be for terms of one year and until their successors are annually selected at a meeting of the owners of lots in said Unit to be held at 11:00 A. M. on the second Monday each January, at a place in Eden Isles after written notice thereof has been mailed by the Chairman of the Committee, postage prepaid, to the lot owners designating the place of the meeting: three members will be appointed by the dedicator and two elected by the lot owners, such owners to have the right to one vote in such selection for each lot owned. Any plans submitted to the architectural committee which are not acted upon within 30 days shall be considered approved.

The Eden Isles Architectural Committee shall have the power to make, alter, revise and promulgate such rules and regulations as it may from time to time, deem appropriate to enforce and carry out the purposes of these Reservations, Restrictions and Conditions. The Committee shall also have the power and right to charge and collect fees for the review of plans and specifications and for inspection for and enforcement of compliance with these Reservations, Restrictions and Conditions and its rules and regulations.

The Committee or any of its authorized representatives shall have the right to enter upon any lot and inspect any and all construction thereon for compliance with these Reservations, Restrictions and Conditions and its rules and regulations.

### **3. LAND USE AND BUILDING TYPE** (<http://www2.stpgov.org/planning/luord523/ord523.html> sec. 2.0602, 2.0605)

The established grade of lots shall not be raised or altered so as to adversely affect adjacent property owners. Each building will have a first floor elevation of not less than 8 feet above mean sea level or as required by building code except that a carport or garage or recreation rooms can be built under the residential structure, so long as the supports and area under the residence are screened by a masonry wall or other material acceptable to the Architectural Committee.

Applicable lots shall be used only for residential purposes. No building shall be erected or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height. Each dwelling structure must include a private garage or carport for each dwelling of a size not less or greater than that defined for the applicable Unit of the subdivision. Other appurtenances and out buildings incidental to the residential use of said lots shall be permitted. A house or structure of any nature may not be moved onto any lot.

A purchaser desiring to buy more than one lot may be permitted to erect one large residential structure on two or more lots, and the remaining fractional lots shall be subject to the restrictions applying to a single lot. No residence shall be constructed on a lot smaller than shown on the Eden Isles Subdivision official plat applicable to said Unit. No resubdivision creating any lot with less than 60' in Units 3 & 4 and no less than 70' in Unit 5 shall be permitted.

### **4. BUILDING SIZE AND LOCATION** (<http://www2.stpgov.org/planning/luord523/ord523.html> sec. 2.0605)

The main single family residential building shall contain no less than 1,500 square feet in Units 3 & 4 and no less than 1,800 square feet in Unit 5, exclusive of carport, garages, patios, verandas, or any other auxiliary construction incidental to the main residence.

In Unit 3, no part of any main building shall be constructed closer than 25 feet to the front property line, nor closer than 100 feet to the rear property line, nor closer to either side property line than 5 feet.

In Unit 4, no part of any main building shall be constructed closer than 20 feet to the front property line, nor closer than 30 feet to the rear property line, nor closer to either side property line than 5 feet.

In Unit 5, no part of any main building shall be constructed closer than 25 feet to the front property line, nor closer than 25 feet to the rear property line, nor closer to either side property line than 5 feet.

The garage or carport shall be considered part of the main building for the computation of set backs and the same minimum distances from the property line shall apply. No carport may be used for open storage of any articles or materials within view of other lot owners and the community in general.

### **5. LANDSCAPING**

Within ninety (90) days after the completion of construction of any improvements on any portion of a lot in any Unit, all unused ground area on said portion shall be planted with ground cover, plants, shrubberies, and trees as shown on a landscaping plan to be submitted to and approved by the Architectural Committee (as provided in Paragraphs 1 and 2 hereof) before commencement of planting. The maturity of all proposed plants shall be shown on said landscaping plan. Said landscaping when completed shall thereafter be maintained and kept free of leaves, rubbish and debris by the owners of said property. A minimum of three trees per lot, each tree to be 10 feet or more in height, shall be planted as a part of said landscaping plan.



## 6. FENCES

No fence or wall shall be constructed or altered or allowed to remain on any lot in front of the minimum building setback line, unless approved by the Eden Isles Architectural Committee. Fences or walls must conform generally to the design and architecture of the dwelling to be enclosed, and plans showing location and details of fences or walls must be approved by the architectural committee prior to erection of said fence or wall.

## 7. SERVICES

All additional services not already provided, such as auxiliary telephone, electric power, sewers, drains and water pipes, shall be placed underground from the property line to the building except meters required to be above ground by utility companies.

Each residence constructed will install, provide electric energy and maintain one (1) 100 watt mercury vapor lighting fixture on a 9 foot steel pole in a line 5 feet inside the front property line to correspond to an overall plan and pattern to provide an esthetical and security lighting system. Any pole lamp acceptable to the Architectural Committee may be used.

... editors note, this was required due to no street lighting at the time.

Energy sources for fixed improvements not provided by the developer will be a responsibility of the purchaser. Any storage or distribution of other energy must be approved by the Eden Isles Architectural Committee.

## 8. EASEMENTS

Easements for installation of utilities and drainage facilities are reserved as shown on the official plat of Eden Isles Subdivision, per applicable Unit. Eden Isles shall have the right to require that all servitudes and easements be kept unfenced and cleared and Eden Isles shall have access thereto for installation and maintenance of any and all utility services.

Unit 3 lots 30, 31, 102 and 103 are subject to a 100' wide Power Company utility easement as shown on the official plat. No construction of any structure whatsoever is permitted in this servitude.

Unit 5 golf course lots carry additional restrictive easements granting players the ability of retrieving golf balls.

## 9. VEHICLES ([www.stpgov.org/code](http://www.stpgov.org/code) sec. 13-002.00, 13-002.01 and 14-016.00 thru 14-029.00)

No trucks, trailers, automobiles or other commercial vehicles bearing advertisements shall be parked or stored on residential property or on streets or roadways, except when making deliveries, except that if such vehicle is kept within a garage or fenced or screened service yard out of sight of public areas it may be permitted.

No trucks, trailers, campers, vessels or other vehicles nor any private automobiles in non-operative condition shall be parked or left on any lot or any public street for a period in excess of 48 hours, except that if such vehicle or trailer or vessel is kept within a garage or fenced or screened service yard out of sight of public areas it may be permitted.

Overnight parking on public streets will not be permitted. Sufficient off street parking shall be provided by purchasers for residents and visitors or employees.

## **10. TRASH AND GARBAGE RECEPTACLES**

Trash and garbage receptacles shall be covered at all times, except during collection or disposal, and maintained in a sanitary condition. All trash and garbage receptacles and any on site disposal shall be screened from view of public streets, canals or neighbors.

## **11. LIVESTOCK AND POULTRY**

No livestock or poultry shall be kept on the premises.

## **12. TEMPORARY HOUSING**

No temporary house, trailer, house-trailer, tent, garage, shack, barn, truck or any temporary structure shall be used as a residence or commercial place of business on any lot at any time, either temporarily or permanently, or shall be placed or erected on said lots, and no dwelling shall be occupied in any manner at anytime prior to its completion.

The work of constructing a building shall proceed diligently.

## **13. SIGNS AND NUISANCES**

(<http://www2.stpgov.org/planning/luord523/ord523.html> sec. 5.0311 thru 5.0314); (lighting, sec. 7.03)  
No advertising signs, billboards, unsightly objects or nuisances shall be erected, placed or permitted to remain on any lot, nor shall the lots be used in any way for any purpose which may endanger the health or unreasonably disturb the holder of any other property.

([www.stpgov.org/code](http://www.stpgov.org/code) sec. 14-001)

No illegal, obnoxious or offensive activity shall be permitted on any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood or community. One sign, not to exceed 18 by 24 inches advertising the property for sale, shall be permitted.

## **14. MAINTENANCE** ([www.stpgov.org/code](http://www.stpgov.org/code) sec. 14-002)

For the purpose of keeping the subdivision in an orderly condition at all times, each lot owner shall maintain his lot in a presentable condition, keeping the grass and overgrowth trimmed neatly.

No unsightly boxes, cans, rags or other debris shall be stored or kept or allowed to accumulate on the property within view of other lot owners and the community in general.

## **15. SIGHT DISTANCE AT INTERSECTIONS**

No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street line, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction at such sight lines.

## **16. TERMINATION**

These covenants shall run with the land and shall be binding on all lots and the owners thereof in the said subdivision and on all persons claiming under them, until December 31, 2000, after which they shall be automatically extended for successive periods of ten years, unless an instrument in writing signed by a majority of the then owners of lots in any of the applicable Units of Eden Isles Subdivision is filed for record in the office of the Clerk of Court of St. Tammany Parish, Louisiana, modifying or terminating the same.

## **17. ENFORCEMENT** ([www.stpgov.org/code](http://www.stpgov.org/code) sec. 1-011.00 & <http://www2.stpgov.org/planning/luord523/ord523.html> sec. 7)

Enforcement of these restrictions may be by proceedings at law or equity, and against any person or persons violating or attempting to violate any provision herein contained, either to restrain violation or to recover damages. Every owner of one or more lots in said subdivision and / or the Eden Isles Architectural Committee shall be vested with the right to institute and prosecute proceedings to enforce the provisions contained herein.

## **18. SEVERABILITY**

([www.stpgov.org/code](http://www.stpgov.org/code) sec. 1.005.00)

The invalidation of any one or more of these covenants by judgment or court decree shall in no wise affect the other covenants herein, which shall remain in full force and effect.

(<http://www2.stpgov.org/planning/luord523/ord523.html> sec. 3.02)

The Architectural Committee of said Units shall have the right to mitigate these restrictions and conditions when reasonably requested to do so because of extenuating circumstances, but only if it deems that said mitigation and construction so allowed shall not be detrimental to the general appearance and safety of Eden Isles as a whole, and that the structure allowed thereby will be in harmony with surrounding structures.

## **19. WATERWAYS**

([http://www.stpgov.org/departments\\_planning\\_unified.php](http://www.stpgov.org/departments_planning_unified.php) sec. 7.06 & Land Use Ordinance sec. 5.14)

Boat docks may be constructed, but may only extend 10 feet into the rear easement provided for the canal or 5 feet for those lots bounded by lakes. Construction of boat houses and/or boat slips may be constructed but may not be built to extend into the rear easement provided for the canal. No boat houses are to be constructed on those lots bounded by the golf course lakes. Boat houses must be constructed to conform to the restrictions and design of the main structure, and they must be finished on the exterior with siding, brick, or other acceptable materials. No metal roofs will be acceptable. Boat houses will be subject to the approval of the Architectural Committee.

The rear boundary of all lots in the subdivision located on a canal is at the centerline of that canal. The present and all future owners whose property adjoins these canals agrees to utilize said canals in such a manner as to refrain from interfering with the peaceful use of said body of water by other property owners whose property also adjoins said canal.

Owners of lots whose rear boundaries are located within the golf course lakes agree to utilize the area in such a manner as to refrain from interfering with the peaceful use of these lakes by other owners whose property also adjoins these lakes. No motorboats (motor-driven or motor-powered) of any type or character shall be permitted in any of the Golf Course Lakes and each owner assumes the responsibility of his, her, or its guests in this respect.

The present and all future owners whose property adjoins the Yacht Harbor boundaries agree to utilize the 50 foot area within the harbor contiguous to the bulkhead in such a manner as to refrain from interfering with the peaceful use of the harbor by others.

The provisions regarding the construction of boat docks, boat houses, and boat slips shall apply in the harbor area the same as in the canal easements in all other areas of Eden Isles Subdivision.

Each lot owner furthermore agrees to erect no obstruction in any canal or body of water and to deposit no trash, debris, nor rubbish therein, and to cooperate as much as possible in keeping said canals and / or lakes in a clean and sanitary condition and to do nothing which would obstruct the flow of boat traffic through said canals or bodies of water.

To enhance the value, desirability, attractiveness and safety of the entire Eden Isles Subdivision, the following restrictions shall run with the real property and apply specifically to the wharfage area, which is defined as the area at the rear of each lot which separates the land and water areas for the purpose of construction and use of a wharf or wharves, boat slip, or similar structures for the purposes of storage or other accommodation of purchaser's private boats which shall be used only for non-commercial, recreational purposes.

1. No boat shall be used as a residence and no boat shall be lived in while in the wharfage area.
2. Nothing shall be done or kept in the wharfage area which would be violation of the Eden Isles protective reservations, restrictions and conditions.
3. There shall be no construction, structural alteration or removal of any wharf, boat slip or other structure in the wharfage area without the prior written approval of the Architectural Committee as established by these protective reservations, restrictions and conditions. The Architectural Committee shall approve proposals or plans and specifications submitted for its approval only if it deems that the construction, alterations, or additions contemplated thereby in the location indicated will not be detrimental to the appearance of the wharfage area of Eden Isles as a whole, and that the appearance of any wharf, boat slip or other structure affected thereby will be in harmony with the surrounding wharves, boat slips and other structures.
4. The Architectural Committee may issue rules or guidelines setting forth factors that it will take into consideration in reviewing submissions.
5. Each owner shall at all times keep the wharf, canal bulkhead, boat slip and all other structures within the wharfage area in a good state of repair and maintenance.
6. Boat slip, float, wharf or other structure construction within the wharfage area, including all deck surfaces, flotation materials, framing, hardware, gangways, lumber, electrical and plumbing installations, and pilings, lockers and flagpoles must be of first quality, first-class appearance.

... editors note, Eden Isles is a no wake zone per: [www.stpgov.org/code](http://www.stpgov.org/code) sec. 15-006.00 ¶-10)

## *Another take on Home Security*

Put your cell number on your front door with the implication that visitors are to call your phone instead of knocking or ringing the doorbell. After all, you could be hearing impaired or disabled (except for your shotgun).

This way, if you are in the back yard, working on your boat or just can't come to the door a criminal is not going to break in thinking no one is home. Even if you are not home you can still answer the phone from anywhere and the visitor will not know the difference. You can simply indicate you are not interested or you will call them back at a better time.

And once they call you, you have their number. If it doesn't sound right you have time to prepare. If there is criminal intent the police will be able to trace the number back to its owner. You may also wish to list the same number in the homeowner's directory so that your neighbors or the police can call you if they see anything suspicious.

## *Did You Know....*

The Eden Isles Homeowners Association was incorporated as a non profit corporation in 1974. The association was formed because of the mutual interest of the Eden Isles property owners. It was thought at the time that the spirit of the association should be one of cooperation with all homeowners in our community.

The Association is made up of five distinct groups of homeowners.

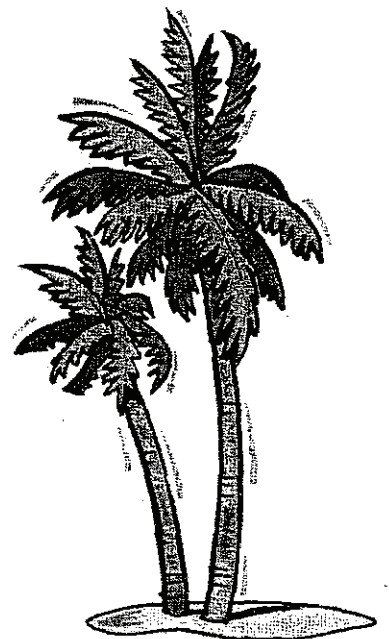
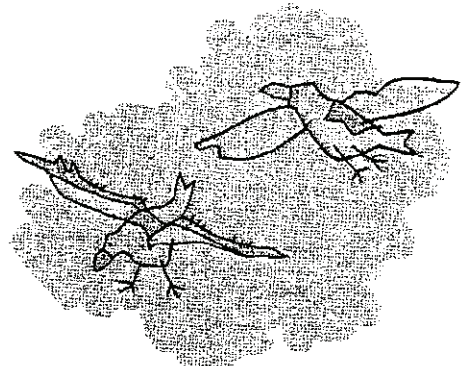
1. Eden Isles unit three.
2. Eden Isles unit four.
3. Eden Isles unit five.
4. Moonraker Island units one and two.
5. Moonraker Island units three and four.

Unit three is made up of one street. Eden Isle Drive as it is known to some while others call it Eden Isle Blvd. We all travel Eden Isles Drive to get to our homes. The first home in Eden Isles was built on this boulevard.

Unit four is best described as all those who get to their homes by way of Windward Passage. There are 25 or more named streets in this unit. The major thoroughfares are Charles Court, Blackfin Cove, Intrepid, and Constellation.

Unit five is made up of two streets, Pebble Beach Dr. and Lakelawn Dr.

Moonraker Island is made up of two units, Unit one and two go from the first house to about #217. Unit three and four extend all the way to the end of Moonraker Dr. This is the longest street in Eden Isles.



# FLOOD PROTECTION MEETING

Thursday, July 21, 2011

Hosted by: Eden Isles Homeowners Association, special projects committee

This meeting was held at the request of State Representative Nita Hutter who expressed her interest in storm surge protection for the North Shore. Representative Hutter along with Mr. Garret Graves, the Chair of the Coastal Protection and Restoration Authority of Louisiana (CPRA) and Ms. Sherri LeBas, Secretary, Louisiana Department of Transportation attended the meeting to address storm surge concerns.

The meeting was also attended by local and state representatives including:

Nita Hutter, State Representative, District 104

Greg Cromer, State Representative, District 90

A. G. Crowe, State Senator, District 1

Richard Artigue, St. Tammany Parish Councilman, District 13

Jerry Binder, St. Tammany Parish Councilman, District 12



Ms. LeBas addressed the positive impact the completion of the new Interstate Twin Span will have on our community. Mr. Graves provided a detailed discussion on the objectives of the Coastal Protection and Restoration Authority of Louisiana (CPRA).

Mr. Graves said that comprehensive studies to assess north shore storm risk factors and cost benefit studies associated with various protection projects are currently underway.



Mr. Graves gave a brief history of the Corps storm surge plans dating back to when the Corps originally proposed building gates at the Rigolets and Chef Pass, but then abandoned those plans in favor of levees along the south shore.

Mr. Graves believes the environmental concerns raised at the time which caused the Corps to abandon the original "Barrier Plan" in favor of levees along the south shore can be adequately addressed with updated control structure designs that are now available.

However, Mr. Graves feels that implementing such plans would take decades to go through the government's bureaucratic process. It was pointed out to Mr. Graves that control structures at the

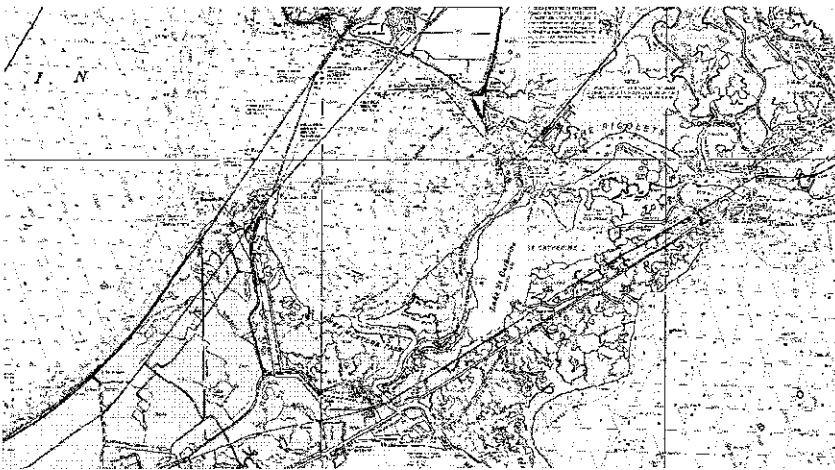
Rigolets and Chef Passes were authorized and funding approved by congress 40 years ago and that authorization had never been formally rescinded.

Mr. Graves stated that another concern associated with control structures at the Rigolets and Chef Passes is what adverse impact it would have on Mississippi. Mr. John Faust addressed that concern by stating that a scientific study by Mississippi State University concluded that control structures designed to be over topped at an elevation of approximately 12 feet would provide protection without adversely impacting Mississippi.

Mr. Graves did not disagree that control structures at the Rigolets and Chef Passes would provide the greatest protection; however, he feels that achieving that objective will take too long and funding the project would be a problem. His position on north shore protection is: the state should concentrate their time, energy and resources on smaller projects like dredging drainage waterways, constructing pumping stations, rebuild costal wetlands and constructing levee systems to protect smaller self contained areas.

Those in attendance feel that the construction of 21' high levees along the south shore of Lake Pontchartrain from Jefferson Parish to the Twin Span (blocking off escape through the Bayou Sauvage marsh) along with blocking the Industrial Cannel escape and the additional drainage pumping into the lake has increased storm surge risk to the north shore.

The major concern expressed by the attendees is the “slosh” effect that accompanies a wind shift.



*Note: As hurricanes approach, the storm surge gradually enters the lake over a period of days and held in place by wind, builds up along the western portion. Upon passage of a storm the winds change direction. The surge created by the change in wind direction rapidly forces the accumulated contents of the lake to rush to the east end of the lake. As a result of hurricane projects along the southern and eastern shorelines of the lake, the only place the water can exit is through the*

*relatively narrow opening under the I-10 Twin Spans followed by the smaller Rigolets and Chef Passes. These passes cannot handle the volume of the surge quick enough. With a large enough storm, as was the case for Katrina, this back-end surge over-flows into populated areas with disastrous consequences. It was this very situation that destroyed the I-10 “twin spans” and the Slidell area during the passage of Hurricane Katrina.*

The consensus of everyone in attendance was the most comprehensive and cost effective solution to storm surge protection for the parishes located around Lake Pontchartrain is to construct control structures at the Rigolets and Chef Pass to keep the surge out of the lake to begin with rather than deal with the surge as it tries to exit the lake. Mr. Longstreet asked Mr. Graves to insure that the comprehensive storm studies now being prepared reflect the position that control structures are the ultimate solution and would benefit all parishes surrounding the lake or about one fourth of the entire population of Louisiana.

Mr. Graves recognizes the frustration in not vigorously pursuing what is believed to be the logical, most cost effective and comprehensive solution to the storm surge problem, but asked that decisions on storm surge protection for the north shore be delayed until studies on the issue are completed.

Mr. Graves was asked if the time and funding concerns associated with control structures at the Rigolets and Chef Passes could be expedited based on the following:

1. Control structures at the Rigolets and Chef Passes was authorized and funding approved by congress 40 years ago and that authorization and approval has never been rescinded.
2. The state has the authority and obligation to file a mitigation lawsuit against the Corps of Engineers showing how their projects have increased the storm surge risk and environmental harm to St. Tammany and other parishes. By using this mitigation process, control structures at the Rigolets and Chef Passes could be "Fast Tracked" - bypassing much of the "Red Tape" similar to what was done to close the MRGO.

Mr. Graves conceded that filing a mitigation lawsuit against the Corps may result in forcing the Corps to redirect their efforts to build control structures at the Rigolets and Chef Passes, but he feels that filing a lawsuit against the Corps is not a direction that the state should pursue at this time.

After the formal meeting was concluded there was some discussion among Representative Hutter, Cromer and Senator Crowe to explore the possibility of initiating a mitigation lawsuit against the Corps of Engineers in order to expedite storm surge protection for the north shore.



7-25-11

- minutes taken by Eden Isles Homeowners Association, special projects committee  
- subject to corrections, additions, clarifications

- [www.eihoa.org/fpc](http://www.eihoa.org/fpc)



Slidell Area – Web Links & Phone Numbers	
<b>St Tammany Parish Govt.</b>	985 898-2362
Kevin Davis, parish president	985 898-2362
Richard Artigue, council - dist.13	985 649-8952 / 768-1293
Jerry Binder, council – dist.12	985 641-7064
Tax Assessor Office	985 809-8180 / 646-1990
Code Enforcement V	985 898-5214
- Chris Brown, csbrown@stpgov.org	985 249-7135
Public Works	985 898-2557
Permits	985 646-4166
Clerk of Court	985 809-8700 / 643-6969
Sheriff's Dept.	985 809-8200 // 911
- Public Relations, Brad Hassert	985 726-7801
Fire Department, District #1	985-649-3665 // 911
<b>State of Louisiana</b>	
State Police Troop-L	985-893-6250 // 911
Governor's Office, Bobby Jindal	225-342-7015
- Louisiana State Legislature	
Greg Cromer, Dist.90 State Rep.	985 645-3592
A.G. Crowe, Dist-1 State Senator	985.643.3600
- Dept. of Environmental Quality	866 896-5337
- Wildlife & Fisheries	800 442-2511 / 985 882-0027
<b>City of Slidell</b>	985 646-4330
Chamber of Commerce	985.643.5678
CLECO - Electric Power	800 622-6537
Coastal Water Works	985 641-7932
CWS - Garbage	985 781-3171

Note, if you access [www.eihoa.org](http://www.eihoa.org) - "links", clicking on the blue text will access each department's web site.

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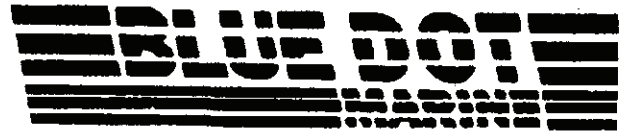
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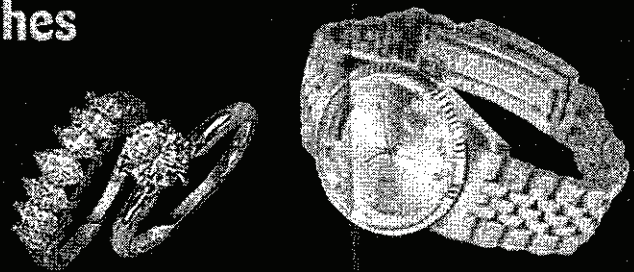
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Annual dues \$120.00, due the beginning of each year

(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**

**Thank you for your support**

Comments:

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***A note about dues:***

The parish does not maintain or fund the maintenance of the public spaces of our neighborhood, your homeowners association does !

Monies collected are used for cutting the grass in all of the public green spaces through out the neighborhood. Lighting, maintaining and seasonal decorations of the signage. Installation & maintenance of the street signs. Cost, repair and utilities associated with the security cameras. Planting & maintaining the landscaping. Publications, posters, newsletters, postal service & postage. State fees regarding the entity of the association. Water testing Lab expenses. Expenses of holding meetings. Insurance & Legal.

Note: Board & committee members are uncompensated neighborhood volunteers whose only interest is contributing to the well being of the neighborhood as their time permits.

Those not contributing to the upkeep of the neighborhood (paying of dues) create an undue burden in trying to implement all the association is charged with doing. The more homeowners that participate, the more your association can accomplish. The current level of financial participation does not leave our budget with the funds necessary for the expensive legal process of enforcing the covenants they way they should. Although the covenants are a legally binding part of your deed, without sufficient association funding, the burden of enforcement rest with each individual homeowner. Fortunately, most of the covenants have mirror parish laws which you can request the parish enforce. These are notated on the EIHOA "guide to the covenants" listed on our website.

Although Katrina "whacked" us all, your homeowners association is making a comeback, just check its website at [www.eiho.org](http://www.eiho.org) to see all that is going on.

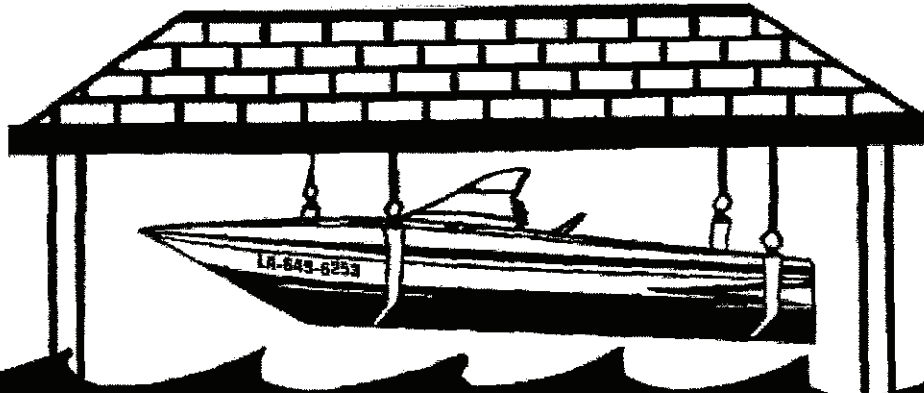
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## *Garage Sale: Saturday, September 24th*

Eden Isles is hosting a neighborhood Garage, Yard and Estate Sale on September 24th and would love your participation.

It will be a perfect opportunity to clear out those unwanted items and simplify your home.

We will run an ad in the paper and put out signs at the entrances.

Hope to see your stuff on September 24th.

## *Camellia City Farmer's Market*

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