



# The Eden Islander

THE OFFICIAL "EDEN ISLES NEWSLETTER"

EDEN ISLES FALL 2014

P.O. BOX 2746 • SLIDELL, LA 70459

## 2014 GENERAL MEMBERSHIP MEETING DATES

### GENERAL MEMBERSHIP MEETING

Tuesday, September 9, 2014

7:00 PM

Tammany Yacht Club

#### Special Guest:

**MS. KELLY M. RABALAIS**

Chief Counsel and Director  
St. Tammany Parish Government  
Legal and Code Enforcement  
Departments

### 2014 EVENTS

Children's Event - Sept 20

Fall Neighborhood Garage Sale - Sept 27

Night Out Against Crime - Tbd

Christmas Party/General  
Membership Meeting - Tbd

Annual Christmas Boat Parade - Dec 20



*"What is a Code Violation?"*



## ADVERTISING RATES

1/8 PAGE	\$40.00
1/4 PAGE	\$60.00
1/2 PAGE	\$100.00
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BACK COVER	\$200.00

Sharon Jenkins Smith - Editor  
985-288-5095 • sjsmith511@aol.com

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# President's Message

**Hi, everyone**....This newsletter's theme is "code enforcement." Certainly, this is not the most fun topic to address, but unfortunately, it is an important one. Actually, the suggestion for featuring the subject came from one of our members at our last general membership meeting in June.

So, I would like all of you to join me in welcoming, as our guest speaker for our September meeting, **Ms. Kelly Rabalais, St. Tammany Parish Chief Counsel**. Ms. Rabalais directly reports to Ms. Pat Brister, our Parish President, and Ms. Rabalais is to whom the Code Enforcement Department reports.

Ms. Rabalais will be able to address a number of issues, including topics regarding permitting and inspections. She can also address the hand-in-hand relationship between parish ordinances and homeowner association covenants, **and the processes that will aid all of us in the enforcement of both**. She will first be making a presentation, and then fielding our questions, hopefully along with members of her staff.

We deeply appreciate her time, civic commitment and "courage" in addressing our group. I and some of the past Board members know Ms. Rabalais, and can speak to her competence and longstanding dedication to civic service.

**Perhaps, to state the obvious**, we have parish code enforcement, and efforts by our architectural committee, not only because we have codes and deeded covenants, but because we have Eden Isles residents who simply do not respect their obligations to the law, their neighbors and to the value of their own property. I am sure Ms. Rabalais will agree that it is a matter of never ending diligence to respond to, and maintain, what we all should have the common sense to do, namely, the right thing.

I am sure that something else we will hear from Ms. Rabalais, not by way of excuse, but as a matter of fact, will be that **one can only accomplish what available staffing will allow**. I think you will be amazed, when you hear the amount of St. Tammany Parish geography her available staff covers.

**Our Architectural Committee has a smaller version of the same coverage problem**. There are only two of us who actively serve on that committee, and must handle the myriad of valid complaints and true requests for help with home improvement projects. We always take a helping hand, consultative approach, when we are called.....offering help, not just "policing" of covenants.....**and have had very nice feedback from those who have engaged the Committee's review of their projects**.

So, the next time you see the nuisance one of us is causing, or the total lack of consideration for their neighbors, and the maintenance of all of our investments,...**sure,...get angry, ...but this time,... do something...pick up the phone, call me, and say you want to help!!!**

As always, the Board wishes all the best to our neighbors. **We hope everyone is settling back into the new school year, and, of course, the Saints football season!!**

Warmest regards,  
Lou Sandoz  
2014 Board President  
Eden Isles Homeowners Association



# EDEN ISLES HOMEOWNERS ASSOCIATION GENERAL MEMBERSHIP MEETING • JUNE 10 2014



The meeting was called to order by President, Lou Sandoz.

1. The membership said the Pledge of Allegiance.
2. Lou Sandoz introduced tonight's speaker, St. Tammany Parish Assessor, Louis Fitzmorris. Mr. Fitzmorris, accompanied by assistants from his office, explained calculation of taxes. He also explained his office's ongoing efforts to make sure properties are being properly assessed.
3. A motion is made, seconded, and approved to accept the March 2014, general membership meeting minutes as published in the June, 2014, newsletter.
4. Ken Lanata gives the Treasurer's Report, updated thru June 10, 2014. A motion is made, seconded, as passed to accept the report.
5. Lou Sandoz advises the Architectural Committee approved on a variance for a boathouse on a cul de sac, and denied a request for driveway setback. He also advised the attorney for EIHOA is continuing to work on the problems with 115 Eden Isles Blvd. There is a potential buyer for this property.
6. The insurance company of the driver who crashed into a pine tree at the end of Eden Isle Blvd. and Pebble Beach Dr. has agreed to pay EIHOA \$500 for the loss of the tree. The money will be put into the beautification fund.
7. The Annual Crawfish Boil and the Whole Neighborhood Garage Sale were successful events.
8. Lou advises the Northshore Levee Board is now a reality. The East St. Tammany Storm Protect Committee is now comprised of six people. Clipper Estates, has joined the Committee. An invitation was sent to Oak Harbor, and a meeting has been scheduled with them.
9. Due to a significant increase in premiums, and in an effort to keep costs down, the two EIHOA insurance policies with Stiehl Insurance have been combined.
10. The Eden Isles Garden Club was awarded \$100 from the Slidell Association of Garden Clubs. They are donating this money to EIHOA for the beautification fund. The Garden Club also announced that Santa Claus will arrive by boat on December 6, 2014, and will be at the firehouse from 10AM – 12PM.
11. An inactive member of the EIHOA Board has been removed.
12. A list of the upcoming community events is announced.
13. A request is made to the membership to submit suggestions to the Board for speakers for the next general membership meeting.
14. A reminder is given that submissions for the September, 2014, EIHOA newsletter must be received by Sharon Jenkins Smith no later than August 22, 2014.
15. Requests from members are made for a street light to be placed on Windward Passage on a dark curve and for "Dead Slow" signs to be posted on the waterways.
16. 50/50 was awarded, as well as door prizes.

The meeting was adjourned.





# FINANCIAL REPORT

## January 1, 2014 - August 15, 2014

INFLOW		
\$	6,000	Transferred from savings for cash flow
\$	3,315	Carried over from 2013
\$	46,895	Rec'd in dues
\$	4,776	Rec'd from Progressive Waste, for community beautification
\$	550	Ads for newsletter
\$	313	Misc., 50/50, etc.
\$	840	Intake for Crawfish Boil
\$	132	Bank correction for fee charged in error
\$	<b>62,821</b>	<b>Total Inflow</b>
OUTFLOW		
\$	19,080	Parks/Grounds maintenance
\$	9,315	Transferred to savings
\$	7,386	Insurance
\$	2,829	Newsletter
\$	1,535	Membership flags
\$	1,136	Custom Mailer
\$	1,344	Security Cameras
\$	1,184	Crawfish Boil/Entertainment
\$	665	Unbudgeted expenses - Projector & screen purchase
\$	679	Entrance signs
\$	378	Mini storage rental & shelving
\$	610	Utilities
\$	255	Misc. - Post Office, bank charges etc.
\$	250	Deposit for 2014 North Shore Beach Luau
\$	200	Tax preparation
\$	100	Community Garage Sale
\$	200	Meeting expenses
\$	<b>47,146</b>	<b>Total Outflow</b>
SUMMARY		
\$	62,821	Income
\$	47,146	Expenses
\$	<b>15,675</b>	<b>Checking Balance</b>





# 2014 EIHOA BOARD OF DIRECTORS ROSTER

NAME	EMAIL	PHONE	POSITION
Lou Sandoz	<a href="mailto:louissandoz@charter.net">louissandoz@charter.net</a>	504-621-8045	President
Shirley Ezell Frey	<a href="mailto:sezell@TMLS.textron.com">sezell@TMLS.textron.com</a>	504-491-6874 or 985-661-3854	Vice President
Ken LaNata	<a href="mailto:kwlanata@bellsouth.net">kwlanata@bellsouth.net</a>	985-781-6442	Treasurer
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[allanblancas@gmail.com](mailto:allanblancas@gmail.com)



## *The Truth About Property Taxes*





St. Tammany Parish Tax Assessor Louis Fitzmorris addresses the June General Membership Meeting.

If you missed the General Membership Meeting held June 10th, you missed out on a wealth of valuable information, some of which could save you money on your taxes! Our esteemed guest speaker Mr. Louis Fitzmorris of the St. Tammany Tax Assessor's office and a panel of his staff members provided very detailed and specific information regarding property taxes that displayed their commitment to transparency when dealing with homeowners within our parish.

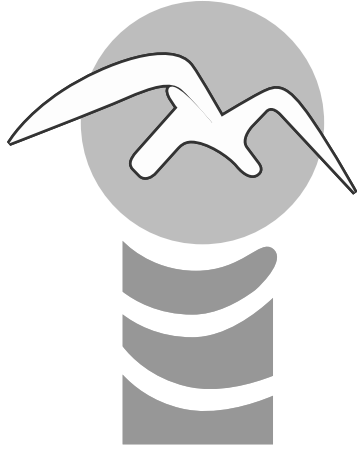
Having been provided a list of questions by our HOA board in advance, Mr. Fitzmorris had prepared a presentation and handout to provide a detailed overview of their approach to calculating annual tax bills. Additionally, information was made available regarding the timelines for the delivery of tax assessments and the time frame in which reviews can be requested.

Those in attendance asked a myriad of questions in addition to the questions provided by the HOA board in advance and all were answered very candidly when possible and in the event the answer was not readily available, contact information for one of Mr. Fitzmorris' staff members was provided for follow-up.

The HOA board sends its gratitude to Mr. Fitzmorris and his staff for their willingness to make themselves available to our residents. We also encourage all residents of Eden Isles to make every attempt to attend future meetings as we intend to continue to provide guest speakers who will bring value to our community.



EDEN ISLES



## The Eden Isles Community Fall Garage, Yard, and Estate Sale

The Eden Isles Community Spring Garage, Yard, and Estate Sale that was held April 26, 2014 was a BIG SUCCESS! We had over 35 households that participated. Featured streets included: Eden Isles, Pebble Beach, Lorelei Circle, Ranger Place, Constellation Drive, Moonraker Drive, Carina Circle, and Ondine Lane.

**The Eden Isles Community Fall Garage,  
Yard, and Estate Sale is scheduled for  
Saturday, September 27, 2014 from 7am-1pm.**

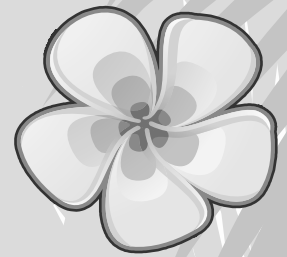
To have your street name included in the advertisements for this event please contact Dewayne H. Smith by email  
([smithdew1962@Hotmail.com](mailto:smithdew1962@Hotmail.com))

- For the Times Picayune: **No Later Than** September 15, 2014.
- For all other media outlets: **No Later Than** September 25, 2014.

Please put  
**"Eden Isles Community Fall Garage, Yard, and Estate Sale"**  
in the heading.



# 3RD ANNUAL HAWAIIAN LUAU



## LUAU.....SOUNDS OF THE ISLANDS

Colorful island flowers adorned the Northshore Beach Hall as friends and neighbors gathered to the call of island drums for the Annual Luau. Signaling the end of Summer, this event is a time to gather for an evening of enjoyment and laughter.

Tropical casual was the dress code with accompanying leis.

The sounds of "**NIGHTFALL**" kept the dance floor full with the "oldies sounds." Ever popular with the ladies were the line dances. From the Electric Slide to the Wobble Wobble dance the girls were "moving and shaking". Jerri Candebat led the second line, and joyful participants "strutted their stuff." There was even a request for The Twist. The night ended all too soon. Thank you to all who made this event the success that it was!

**ALOHA!!**



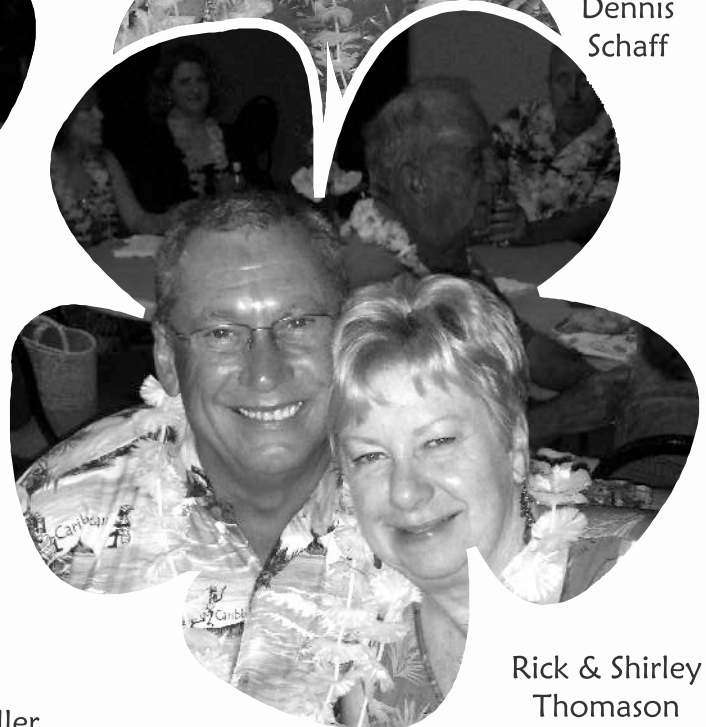
Frank & Mary Jane Slavich



Jackie & Dennis Schaff



David & Carroll Weller



Rick & Shirley Thomason



# Crab Traps In Our Eden Isles Waterways

Over the last several months crab traps have been illegally placed in our waterways, causing hazards to navigation and a general nuisance. There have been instances of this hazard throughout our waterways, but is especially troublesome at the entrance to Lake Pontchartrain, where boat traffic is the heaviest and most concentrated.

Louisiana State Title 56, RS 56:332.G, prohibits crab traps in navigable channels or entrances to streams. The Association contacted the Wildlife and Fisheries (WLF) enforcement department, and asked to have the traps removed.

The WLF responded by stating that Title 56 only applies to state waters, and since our waterways are privately owned, the WLF does not have enforcement authority. The Homeowners Association disagrees with the WLF's interpretation of Title 56, and has asked for an official ruling from the WLF legal department on this issue.

Until this legal issue over enforcement authority is resolved, we wish to remind residents that your individual property lines extend out to mid-channel. As a property owner, if you see someone placing crab traps on your water bottoms, you have the right to insist that the trespasser to remove their traps from your property.

We are not advocating doing anything of a confrontational nature, but wanted you to be aware of your rights. The Eden Isles Homeowners Association will continue to explore solutions to this navigational hazard with the WLF, to find a permanent resolution.

**Eden Isles Homeowners' Association**

*Presents*

The Second Annual End of Summer

## CHILDREN'S DAY OUT!!!

**When:** *Saturday, September 20, 2014*

**Where:** *Common Ground @ curved intersection of  
Eden Isles Drive and Pebble Beach*

**Time:** *2PM - 6PM*

The Eden Isles HOA board invites all residents to bring your children and/or grandchildren out for a day of fun and games in our specially ordered **BOUNCY HOUSE AND WATER SLIDE!** Hotdogs, non-alcoholic beverages, and snacks will be provided. There will be music, games, and prizes!

***Let's Build A More Connected Eden Isles from the Daycare Up!***

*Please RSVP headcount to [sjsmith511@aol.com](mailto:sjsmith511@aol.com) or by calling 985/288-5095  
and leaving a message so we can plan accordingly.  
Don't forget to bring a towel for the water slide!*

(This event is open to all residents of Eden Isles, HOA members and non-members. All children must be accompanied by an adult at all times during this event! For your own comfort, please bring your lawn chairs and picnic blankets.)



# SAFETY TIPS

## Transportation Safety

Whether children walk, ride their bicycle or take the bus to school, it is extremely important that they take proper safety precautions. Here are some tips to make sure your child safely travels to school.

### *Walking to school*

- Review your family's walking safety rules.
- Walk on the sidewalk, if one is available. When on a street with no sidewalk, walk facing the traffic.
- Before you cross the street, stop and look left, right and left again to see if cars are coming.
- Never dart out in front of a parked car.
- Practice walking to school with your child. Cross streets at crosswalks when available.

### *Riding a bicycle to school*

- Make sure your child always wears his/her helmet when leaving the house.
- Make sure helmet is fitted and secured properly.
- Teach your children the rules of the road.
- Ride on the right side of the road, with traffic, and in a single file.
- Come to a complete stop before crossing the street. Walk bike across street.

### *Riding the bus to school*

- Go to the bus stop with your child to teach them the proper way to get on and off the bus.
- Make sure your children stand six feet away (or 3 giant steps) from the curb.
- If your child and you need to cross the street in front of the bus, walk on the side of the road until you are 10 feet ahead of the bus. You always should be able to see the bus driver, and the bus driver always should be able to see you.

## School Safety

Many school-related injuries are completely preventable. Follow these steps to ensure your child's safety at school.

### *Preventing backpack-related injuries*

- Chose a backpack for your child carefully. It should have ergonomically designed features to enhance safety and comfort.
- Don't overstuff a backpack; it should weigh no more than 10 to 20 percent of your child's body weight.
  - For example, a child that weighs 60 pounds should carry a backpack no heavier than 12 pounds.
- Ask your children to use both straps when wearing their backpack to evenly distribute the weight on their shoulders.

### *Preventing playground-related injuries*

- Encourage your child to use playgrounds with a soft surface. Avoid playgrounds with concrete surfaces, as they are too hard if your child falls.
- Children under the age of four should use climbing equipment with assistance and adult supervision, and watch older children when they're climbing, especially on monkey bars.



# Back To School Safety Tips for Motorists

## Sharing the road safely with school buses

School buses are one of the safest forms of transportation on the road today. In fact, according to the National Highway Traffic Safety Administration, riding a bus to school is 13 times safer than riding in a passenger vehicle and 10 times safer than walking to school. The reality of school bus safety is that more children are hurt outside the bus than inside as passengers. Most of the children who lose their lives in bus-related crashes are pedestrians, four to seven years old, who are hit by the bus or by motorists illegally passing a stopped school bus. For this reason, it is necessary to know the proper laws and procedures for sharing the road safely with school buses:

All 50 states have a law making it illegal to pass a school bus that is stopped to load or unload children.

School buses use yellow flashing lights to alert motorists that they are preparing to stop to load or unload children. Red flashing lights and an extended stop sign arm signals to motorists that the bus is stopped and children are getting on or off the bus.

\_ All 50 states require that traffic in both directions stop on undivided roadways when students are entering or exiting a school bus.

\_ While state laws vary on what is required on a divided roadway, in all cases, traffic behind the school bus (traveling in the same direction) must stop.

\_ The area 10 feet around a school bus is where children are in the most danger of being hit. Stop your car far enough from the bus to allow children the necessary space to safely enter and exit the bus.

Be alert. Children are unpredictable. Children walking to or from their bus are usually very comfortable with their surroundings. This makes them more likely to take risks, ignore hazards or fail to look both ways when crossing the street.

Never pass a school bus on the right. It is illegal and could have tragic consequences.

## Sharing the road safely with child pedestrians

All drivers need to recognize the special safety needs of pedestrians, especially those that are children. Young, elderly, disabled and intoxicated pedestrians are the most frequent victims in auto-pedestrian collisions. Generally, pedestrians have the right-of-way at all intersections; however, regardless of the rules of the road or right-of-way, you as a driver are obligated to exercise great care and extreme caution to avoid striking pedestrians.

Drivers should not block the crosswalk when stopped at a red light or waiting to make a turn. Do not stop with a portion of your vehicle over the crosswalk. Blocking the crosswalk forces pedestrians to go around your vehicle and puts them in a dangerous situation.

In a school zone when a warning flasher or flashers are blinking, you must stop to yield the right-of-way to a pedestrian crossing the roadway within a marked crosswalk or at an intersection with no marked crosswalk.

Always stop when directed to do so by a school patrol sign, school patrol officer or designated crossing guard.

\_ Children are the least predictable pedestrians and the most difficult to see. Take extra care to look out for children not only in school zones, but also in residential areas, playgrounds and parks.

\_ Don't honk your horn, rev your engine or do anything to rush or scare a pedestrian in front of your car, even if you have the legal right-of-way.



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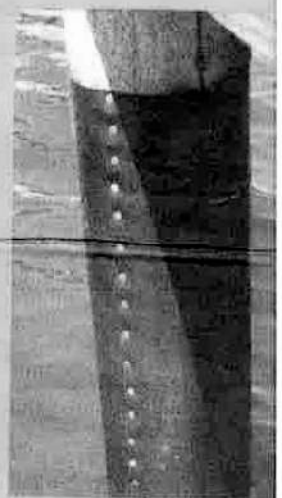


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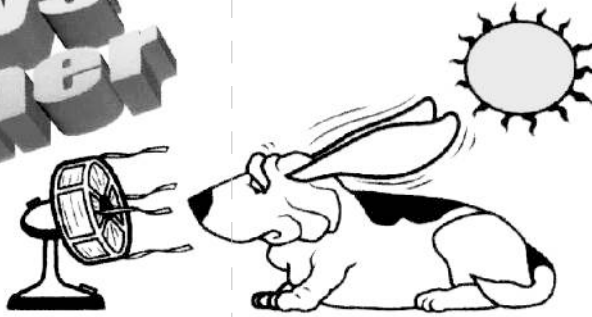


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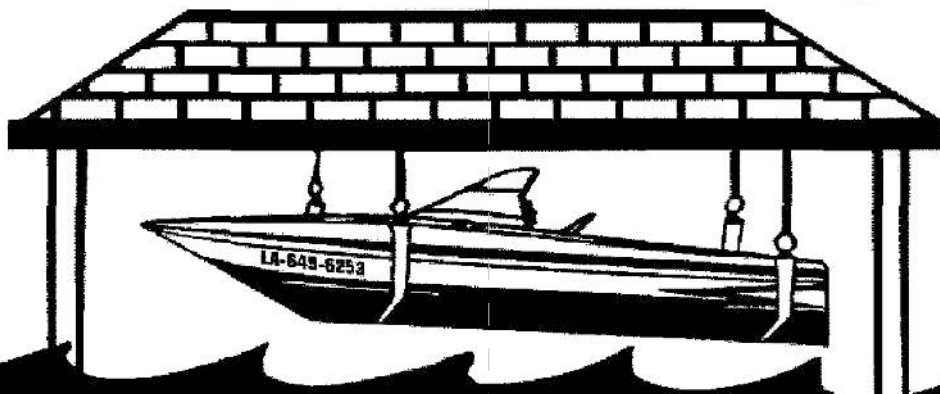
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**Slidell, LA**





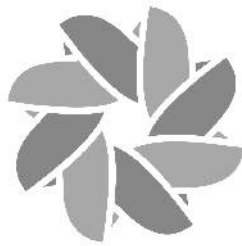
# *Derrek*

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## **COMMENTS / SUGESTIONS:**

---

### **What Your Dues Accomplish.....**

- Your financial support and participation allows your Eden Isles Homeowners Association to better help you protect and enhance one of your single most important investments, your home!
- It also provides representation to governmental agencies, at all levels, on behalf of the 1,200 households, and approximately 7,000 residents who call Eden Isles home.

### **Some Facts.....**

- Membership is open to all property owners, residents and those wishing to support our community.
- Those who fail to pay dues hinder the HOA's ability to effectively maintain the neighborhood. The more homeowners that participate, the more your association can accomplish. Please talk to your neighbors, and encourage any, who do not participate, to do so.
- Board and committee members are non-compensated neighborhood volunteers, whose only interest is contributing to the well-being of the neighborhood. Please consider volunteering some of your time and expertise. Simply contact a Board or committee member, to get involved.
- The parish does not maintain or fund the maintenance of the public spaces of our neighborhood, your homeowners association does!

### **Use of Funds....**

Proceeds from your dues are used for:

- ✓ Cost of repairs and telecommunications utilities associated with our security systems and cameras;
- ✓ Costs of providing neighborhood alerts and publications (Eden Islander Newsletter/security alerts/posters, etc.);
- ✓ Replacement, installation and maintenance of street signs;
- ✓ Neighborhood lighting;
- ✓ Water quality testing and lab analysis expenses;
- ✓ Insurance, legal, accounting and governmental fees / Postage for publications;
- ✓ Quarterly member meeting expenses;
- ✓ Funding for neighborhood events (Night Out Against Crime, Garage Sale, etc.);
- ✓ Providing and maintaining seasonal decorations for both main entrances;
- ✓ Planting and maintaining the community landscaping, including tree maintenance and beautification; and,
- ✓ Grounds maintenance for all of the public green spaces throughout the neighborhood.
- ✓ **NOTE – Accounting reports for the sources and uses of funds are distributed at each of the Quarterly Meetings**

**Questions / Other Comments:** Please visit [www.eiho.org](http://www.eiho.org). You can send an e-mail from the link on the home page, or call one of the board members listed under contacts. We thank you for choosing Eden Isles as your home and helping to make a great place to live for everyone. ***All of us thank you for your support!***

# EDEN ISLES HOMEOWNERS ASSOCIATION

2014

*"Waterfront living at its best"*

**NOTE: Annual dues \$120.00, due by March 31<sup>st</sup> each year....Thank YOU!!!!**

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

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

Mailing if different: \_\_\_\_\_

Home phone: \_\_\_\_\_ Cell phone: \_\_\_\_\_

E-mail address: \_\_\_\_\_

- Do you wish your number listed in the directory – YES / NO      If YES, please circle    HOME or CELL  
(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 and information to: EIHOA P.O. Box 2746 Slidell, LA 70459  
(OR)**

**Place in EIHOA Drop Box: Located on Eden Isle Dr. median at the I-10 entrance side**

***Thank you for your continued support!!!***

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## **PETITION FOR SHOW OF COMMUNITY-WIDE SUPPORT!!!!!!**

**ALL OF US IN EDEN ISLES SHARE THE THREAT OF FLOODING FROM  
LAKE PONTCHARTRAIN**

**PLEASE SIGN THIS PETITION AND MAIL IT IN**

**HELP SHOW OUR TOTAL COMMUNITY SUPPORT TO GOVERNMENTAL  
AGENCIES AND OFFICIALS**

**FOR OUR COLLECTIVE EFFORTS FOR FLOOD PROTECTION AND FLOOD  
INSURANCE RATE CONTROL**

**Name:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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ATTENDING THE SEPTEMBER 9TH GENERAL MEMBERSHIP MEETING IS IMPORTANT  
BECAUSE IN ATTENDANCE WILL BE...

**KELLY M. RABALAIS, DIRECTOR**  
**ST. TAMMANY PARISH GOVERNMENT**  
**LEGAL AND CODE ENFORCEMENT DEPARTMENTS**

**Legal**

21454 Koop Drive  
Mandeville, LA 70471  
985.898.3427  
Fax: 985.867.5124

**Code Enforcement**

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**LEGAL**

The St. Tammany Parish Legal Department, led by the Executive Counsel, serves as chief legal adviser and provides legal representation to the Parish President, Parish Administration and Parish Departments. Major functions provided by the Legal Department include: process and conduct all land acquisitions; review and approve all contracts; receive and process all records requests; review public bid proposals and requests for proposals, respond to bid protests, enforce contracts, and provide legal advice on procurement issues. They are also responsible for the administration of the Code Enforcement Division.

**CODE ENFORCEMENT**

The St. Tammany Parish Code Enforcement Division enforces the ordinances of the Parish with professionalism and courtesy. The Code Enforcement Division is responsible for all investigations and enforcement actions for St. Tammany Parish's Land Use Regulations, Building Code and Fill Ordinances. Code Enforcement Officers handle each matter from the initial complaint all the way to either compliance with the ordinances, or appropriate legal action through St. Tammany Bureau of Administrative Adjudication, or the 22nd Judicial District Court. Administrative hearings are held twice a month before the assigned Hearing Officer for St. Tammany Parish. St. Tammany Parish Government's website ([www.stpgov.org](http://www.stpgov.org)) has a direct link to the Administrative Hearing Dockets. Dockets and case statuses can be viewed by the public at any time. Complaints can be made at any time.

**Eden Isles Homeowner's Association**

P.O.Box 2746  
Slidell, LA 70459

PRSR STD U.S. POSTAGE PAID CUSTOM MAILER
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