



**Welcome Haven Homeowners
To YOUR Homeowners Association Meeting**

The Haven Homeowners Association



Meeting Agenda

Meet your HOA Board

Go Over 2018 Yearly Budget

The Haven HOA and Community Management

Establish Committees

Act of Sale Wet Lands

New Contract with Domestic Lawn Care

Future Improvements to the Neighborhood

Entrance Improvements

Sims Creek and Tangipahoa River

Home Owner Past Due Assessments

A reminder to be respectful of your neighbors

Park Improvements



Your Home Owners Association Board Members

Manager - Melder Burton

Secretary- Cheri Mirgaux

Treasurer - David Champagne

Vice President - Michael McIntosh

President - Vernon Gibbs



The Difference Between Community Management and The Haven HOA



2018 Budget

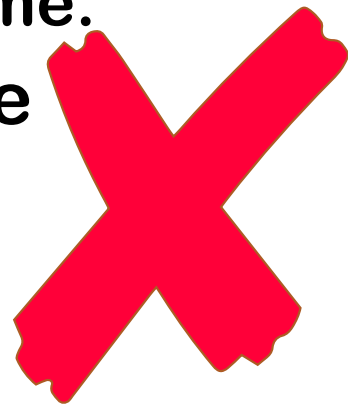


Community Management 2018 proposed budget

HOA Assessments to become **\$375.00** Per Home:

94 Lots @ **\$375.00** = \$35,250.00 Income

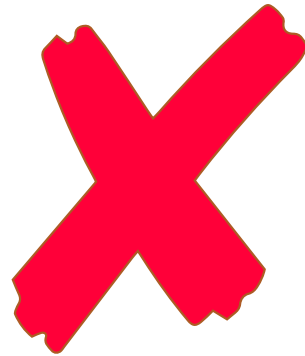
Total Expense = \$35,554.54 (**\$304.54**)





Community Management 2018 proposed budget
Keep dues the same and proceed with a CMGT proposed budget:

94 lots @ \$300.00 = \$28,200.00 income
Total Expense = \$34,969.54 (\$6,769.54)





Haven HOA Board Proposed Budget for 2018

We Live Here, We Know Where We Need to Spend Our Money

94 lots @ \$300.00 = \$28,200.00 income

Total Expense = \$19,145.00

Surplus of \$9055.00*





**The Haven HOA
& Community Mangement**



Letter of intent to terminate the contract between The Haven Homeowners Association and Community Management was sent by the board via certified mail with return receipt requested with a signature dated 10/04/17

This was due to gross negligence on their part by not paying the property taxes on time for our community park, resulting in penalties added to the taxes



The Haven Homeowners Association

On 10/18/17, it was brought to the boards attention that unfortunately because the HOA cannot prove beyond reasonable doubt that community management did not receive the tax letters because the address on file was for DR Horton, we as a board decided to buy out of our contract with Community Management. The cost to buy out CM was \$3612.46. If we would have continued our contract we would have spent \$14,449.68 plus the extra fees CM liked to charge us. We think that the savings of \$10,837.22 is more than enough justification.

We terminated the contract on 10/20/17.



The Haven Homeowners Association

The board is looking to establish some committees such as:

Safety Committee - Responsible for inspecting playground equipment for defects and keeping the neighborhood safe

Decoration Committee - Responsible for decorating the front entrance

Compliance Committee - Responsible for checking homeowner compliance of the covenants

Melder Burton board manager will head up the committees

PLEASE GET INVOLVED IN YOUR NEIGHBORHOOD



Phase II of our subdivision did not happen due to the area to build on is designated as wet lands by the state

The wet lands area and the pond area will be turned over to the HOA.

The HOA paid \$10.00 for the Wetlands.

The Transaction closed 10/26/17



The HOA has entered into a new contract for the maintenance of the common areas

Grass Masters is out and Domestic Lawn Care is in

By going with Domestic Lawn Care we will save about \$7,500.00 per year on lawn maintenance



Future Neighborhood Improvements



Fountain to be Installed in the Pond by D. R. Horton
Looking into what we can do with the Wet Land Area
Lighting in the park



Kiley Bates with the Parish Drainage will try to help get the standing water in the front of the subdivision to drain.

Part of the problem is a blockage along LA 445

The Parish is not responsible for drainage along a state highway, Mr. Kiley and Mr. David are still going to assist us with this issue.



Sims Creek was cleaned out and part of the issue in Sims Creek was a big oak tree trunk that was in the middle of the creek,

In Addition to the cleaning of Sims Creek the mouth of the Tangipahoa River was dredged out and a large amount of debris was removed: Such as Washing Machines, Refrigerators, and Other Appliances



Homeowner Due's



We currently have 9 homeowners behind on their yearly assessments

The Board Wants to Help You

By eliminating any penalties and/or interest, this will allow you to reduce the amount owed making the payments more manageable.

Please email/call us and we can go over what options the board has made available for you: thehavenhoa@gmail.com

AGED OWNER BALANCES: AS OF Sept. 30, 2017
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME/ADDRESS	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
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R E P O R T S U M M A R Y

CODI N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
A1	ASSESSMENT	6310	0.00	222.74-	0.00	6351.83	6129.09
01	Late Fees	6340	0.00	0.00	0.00	1352.18	1352.18
04	Interest	6390	0.00	0.00	104.42	894.03	998.45
05	Attorney Fees	6350	0.00	0.00	0.00	760.00	760.00
07	Violation Fees	6360	50.00	150.00	0.00	600.00	800.00
		GRAND TOTAL	50.00	72.74-	104.42	9958.04	10039.72



The Haven Homeowners Association

Everyone likes to have fun at home, however we can not have our fun at our neighbors expense. This is just a reminder to be respectful of your neighbor. If the music is to loud and a neighbor ask you to, turn it down, then turn it down and not up.

Remember this is your neighborhood and we all like a good party.

Talking from experience I know what can happen when neighbors don't get along we don't need that.



Park Improvements



Park Rules

Hours: Sunrise -Sunset

Park is for use by The Haven residents and their guest in good standing only

Parents are responsible for their children in Park Area, Children under the age of 12 must be accompanied by an adult

Use playground equipment at your own risk

Appropriate footwear is required

Keep park area clean

Be respectful of trees and commons areas

Pets are welcome, please clean up after your pets

No glass or alcoholic beverages allowed in park

The park is a Tobacco and drug free area

Loud music, language/or behavior that is offensive or otherwise inappropriate for a family setting is prohibited



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Thank you!
The Haven HOA



Parking
For Park
USE
ONLY

Thank you!
The Haven HOA



Q & A