

Welcome Haven
Homeowners

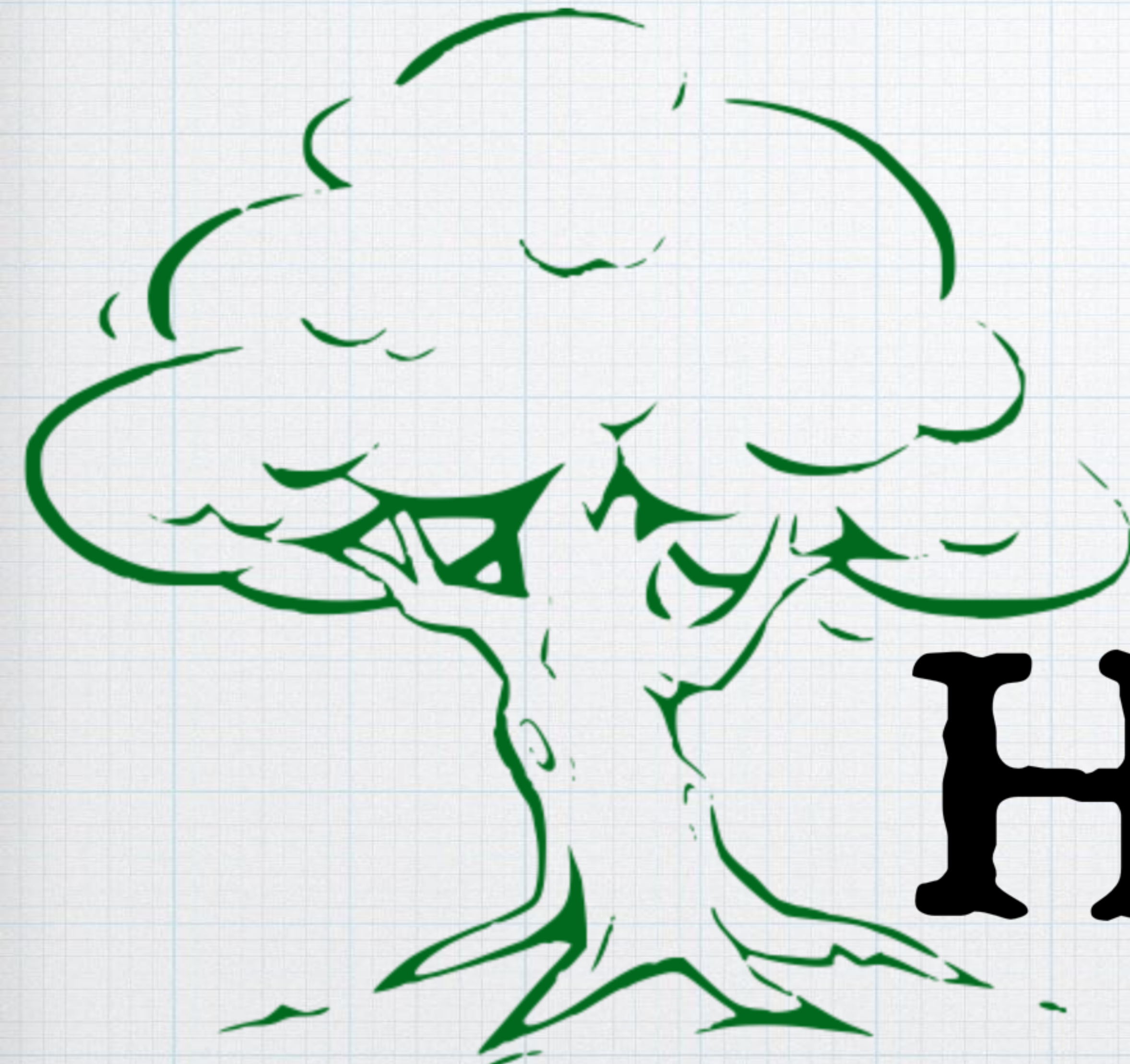
The
HAVEN

Homeowners Association

Spring HOA Meeting

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March 8th 2018





Agenda

Budget

Ballot Results

Casino

Site Improvements

What it takes to run an HOA

TPSO....



2018 Budget

2018 Proposed Budget

2018 Actual Budget

2018 Income Received

2018 Expenses

Back Assessments owed by homeowners

2018 Balance Sheet



2018 Proposed Budget

The Haven HOA Project Budget 2018												Annual Home Owner Assesment: \$300.00			
BASED ON The Haven Board Managing the Association															
Based on Lots	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total		
INCOME															
Assessments	\$27,900.00	& -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$27,900.00	
End of Income															
Expenses															
General	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total		
Accounting fees (Tax Prep)	\$ -	\$ -	\$ -	\$ -	\$250.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$250.00		
Lien Fees	\$ -	\$ -	\$ -	\$ -	\$690.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$690.00		
Additional Legal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
HOA Administration Fees	\$39.99	\$39.99	\$39.99	\$39.99	\$39.99	\$39.99	\$39.99	\$39.99	\$39.99	\$39.99	\$39.99	\$39.99	\$479.88		
Insurance	\$2,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$2,000.00		
Carry over debt	\$2,820.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$2,820.00		
Annual Secretary of State Renewal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$15.00	\$15.00		
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$100.00	\$100.00		
Committees-Safety-Compliance-Decorating	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$300.00		
Postage & Mail															
Invoices	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$133.48	\$133.48		
Late Notices (40%/20%)	\$ -	\$53.39	\$26.70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$80.09		
Intent to Lien letter (10%)	\$ -	\$ -	\$ -	\$13.35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$13.35		
Certified Lien Letter (5%)	\$ -	\$ -	\$ -	\$ -	\$352.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$352.50		
Redminder Letter (5%)	\$8.46	\$8.46	\$8.46	\$8.46	\$8.46	\$8.46	\$8.46	\$8.46	\$8.46	\$8.46	\$8.46	\$8.46	\$101.52		
Mailing expenses	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$120.00		
Office Supplies	\$133.48	\$ -	\$133.48	\$ -	\$133.48	\$ -	\$133.48	\$ -	\$133.48	\$ -	\$133.48	\$ -	\$800.88		
Site Improvement															
Common Area Lawn Care	\$773.33	\$773.33	\$773.33	\$850.00	\$773.33	\$773.33	\$773.33	\$850.00	\$773.33	\$773.33	\$773.33	\$850.00	\$9,509.97		
**Bruno Management Maintenance Payment	(\$185.00)	(\$185.00)	(\$185.00)	(\$185.00)	(\$185.00)	(\$185.00)	(\$185.00)	(\$185.00)	(\$185.00)	(\$185.00)	(\$185.00)	(\$185.00)	(\$2,220.00)		
Sign Maintenance	\$ -	\$ -	\$100.00	\$ -	\$ -	\$100.00	\$ -	\$ -	\$100.00	\$ -	\$ -	\$100.00	\$400.00		
Irrigation Repairs	\$ -	\$ -	\$ -	\$250.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$250.00	\$500.00		
Walking Trail	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$1,000.00		
Electrical Panel Install (outlets)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$750.00		
Equipment Rental	\$1,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$1,500.00		
General Maintenance-Park equip.-Pond	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$2,400.00		
Utilities															
Electricity	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$210.00	\$2,520.00		
**Bruno Management Electricity Payment	(\$24.00)	(\$24.00)	(\$24.00)	(\$24.00)	(\$24.00)	(\$24.00)	(\$24.00)	(\$24.00)	(\$24.00)	(\$24.00)	(\$24.00)	(\$24.00)	(\$288.00)		
Water	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$360.00		
Reserves															
Insurance Deductible	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Sign Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Fence Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Additional Projects	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
General Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
End of Expenses	\$7,516.26	\$1,116.17	\$1,322.96	\$1,402.80	\$2,488.75	\$1,162.78	\$1,196.26	\$1,139.45	\$1,296.26	\$1,312.78	\$1,196.26	\$1,487.93	\$22,288.67		
Net Income	\$20,383.74	\$19,267.57	\$17,944.61	\$16,541.81	\$14,053.05	\$12,890.27	\$11,694.01	\$10,554.56	\$9,258.30	\$7,945.52	\$6,749.26	\$5,261.33	\$5,611.33		



2018 Expenses

What it cost to run our Homeowners Association Monthly

Lawn Care: \$773.33 Entergy: \$192.65

Quickbooks: \$39.95 Tangi Water: \$30.00

Website: \$15.00 Total of: \$1,050.93

*SOS LA Business Fee's \$15.00

*Web Domain: \$12.00

*Insurance: \$1,849.23

*Yearly Expenses



2018 Income

81 of 93 Homeowners have paid 2018
Homeowners Assessments

We have collected a total of \$24,300.00

We have \$3,600.00 in outstanding assessments



Back Assessments

The Board has worked with 5 out of 9 homeowners who were not current with the HOA.

2 Accounts have been brought current

3 Accounts have been set up on payment plans

The remaining 4 homeowners are currently working with the board to resolve their back dues.

12 Homeowners have not paid their 2018 Assessments



2018 Balance Sheet

Our Remaining Expenses

\$1100.00 - Monthly HOA Expenses x 10 months left in 2018 = \$11,000.00

2019 Insurance, 2019 SOS Fee, and 2019 web domain fee = \$1,877.00

Total of: **\$12,877.00**

Our Remaining Income

Balance as of March 1st = \$17,489.00

Remaining of 2018

Assessments = \$3,600.00

Back Assessment Payment Plan Income = \$1,800.00

Total of: **\$22,889.00**

Total Expenses **\$12,877.00**

Minus Remaining Income of **\$22,889.00**

Total of **\$10,012.00**

This is the total amount we have to spend on Remaining improvements to the neighborhood.



Ballot Results

78 Ballots Issued

15 Homeowners at the time were not current on dues so they did not receive a ballot

We had 43 ballots returned

Making a total of 55% homeowner participation



Measure #1

Donate the 11.5-acre wetland area to Tangipahoa Drainage District. This will allow the parish to build a retention pond to assist with drainage



Yes

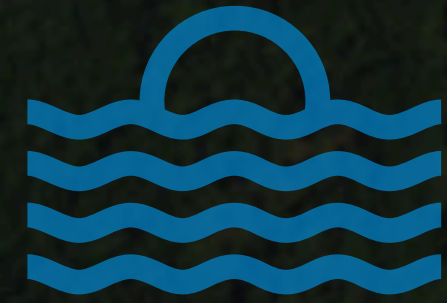
No

Undecided

22 or 51%

17 or 40%

4 or 9%





Measure #2

Two fire hydrants to be installed in the neighborhood at a cost of \$1800.00 per hydrant. Monies would be donated to the fire station and the parish would install them



Yes

26 or 60%

No

14 or 33%

Undecided

3 or 7%



Measure #3

Have the option to pay your assessments quarterly versus yearly. This would be \$75.00 due in January, April, July, October. We will still have the option to pay assessments once a year. Assessments will remain at \$300.00 per year



Yes

No

Undecided

24 or 56%

19 or 44%

0



Measure #4

Show the names of the residents that owe back assessments in monthly reports on thehaven.info



Yes

No

Undecided

22 or 51%

17 or 40%

4 or 9%



Measure #5

Build a fence around pond area in the back of the subdivision



Yes

No

Undecided

22 or 51%

19 or 44%

2 or 5%



Measure #6

Install 24 x34 pad for basketball court in the park



Yes

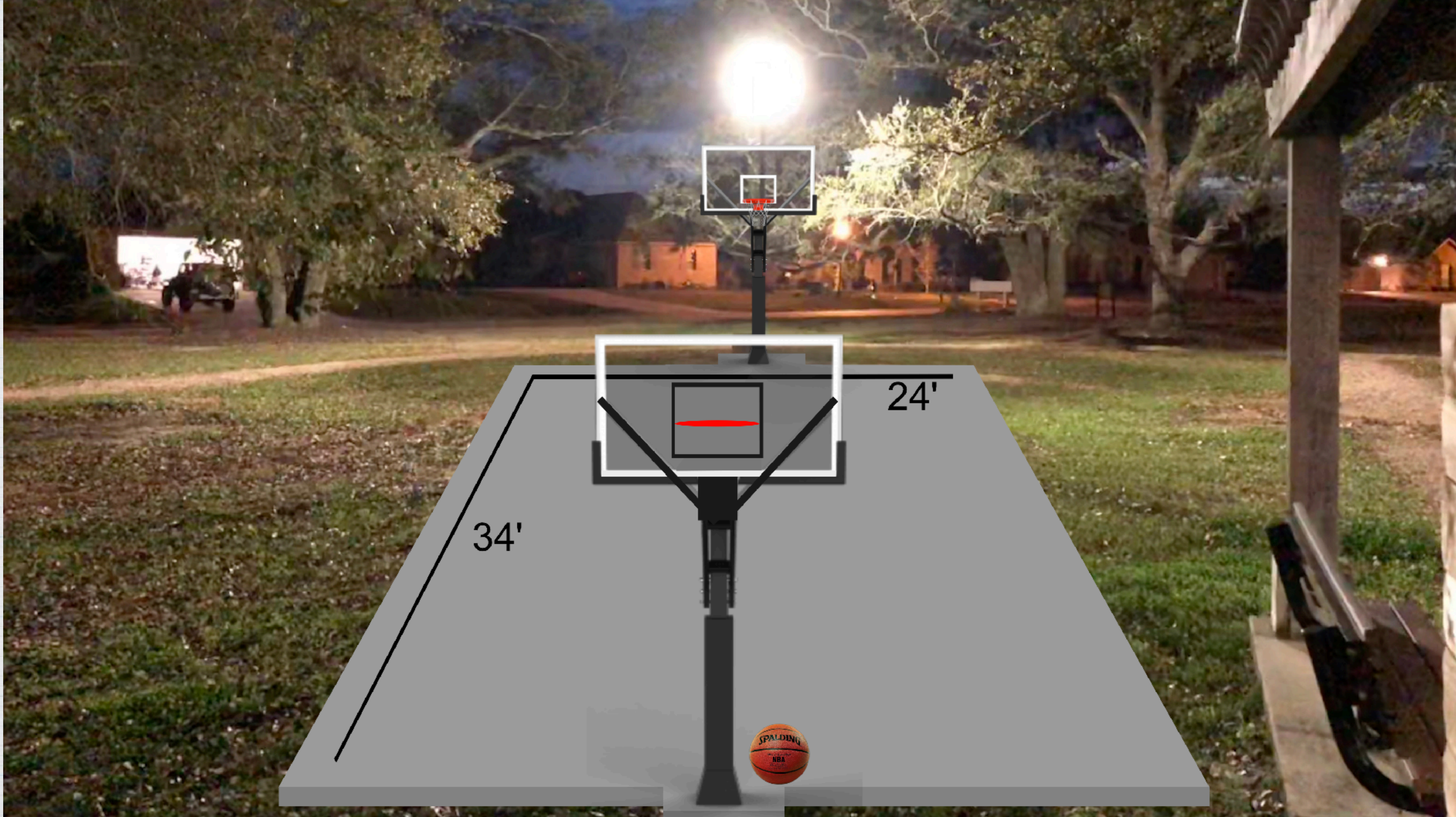
No

Undecided

26 or 60%

14 or 33%

3 or 7%





Measure #7

Install infant and disabled persons swings in park area



Yes

No

Undecided

26 or 60%

14 or 33%

3 or 7%



Measure #8

Install electronic marquee sign for The Haven communication purposes

REJECTED

Yes

8 or 19%

No

32 or 74%

Undecided

3 or 7%



Measure #9

Overhaul landscaping around the front entrance. Add Landscaping around the park signs



Yes

23 or 53%

No

16 or 37%

Undecided

4 or 10%



Measure #10

Do you think the Board is doing a good job for the residents of The Haven Subdivision?

Yes

38 or 88%

No

4 or 9%

Undecided

1 or 3%



Proposed Casino & Resort

Proposed Casino & Resort



Proposed Casino & Resort

Existing Infrastructure Constraints

Several Subdivisions being built in the Ponchatoula, Robert and Bedico area

Silver Hill - 300 + homes

Cypress Reserve - 600 + homes

The Landings - 150 + homes

The Haven - 93 homes

Total of approximately 1,143 homes



Proposed Casino & Resort

Existing Businesses

These existing business have already cause issues with the traffic in our area/
Damage to highway 445 that is never repaired.

Reunion Lake

Jelly Stone

Hidden Oaks Family Camp Grounds

Wall-Mart distribution center

School

Champ Cooper School



Proposed Casino & Resort

Questions about the additional stress on our area: Specifically Traffic

Traffic issues in the Robert/Ponchatoula area

Traffic coming off of I-12 at the Robert exit which feeds the above mention areas is getting to the point of needing infrastructure improvements now several times throughout the day you can wait several minutes to get onto HWY 445 from the interstate. Then once you get onto 445, it is one of the worst roads to drive on due to the damage from the above businesses specifically the Wall-Mart DC, and nothing has been done to fix these issues. What makes us believe this is going to happen now.



Proposed Casino & Resort

Questions from the Haven Homeowners:

The issue with HWY 445 is it is a state own/ maintained road. This is one of the worst roads in the parish. We want HWY 445 fixed, & How will improvements be made to handle the traffic?

Building this is going to change the natural drainage of the Tangipahoa River, How will drainage be addressed?

We want to see renderings of this project.

How will the security of The Haven residents be handled and or guaranteed? The Haven homeowners are asking for our community to be gated. We would like a 24-hour guard at the gates (paid for by the casino), the roads/ infrastructure still be up kept by the parish. (We don't want to lose this benefit because of the assurance of the security by having our community gated)



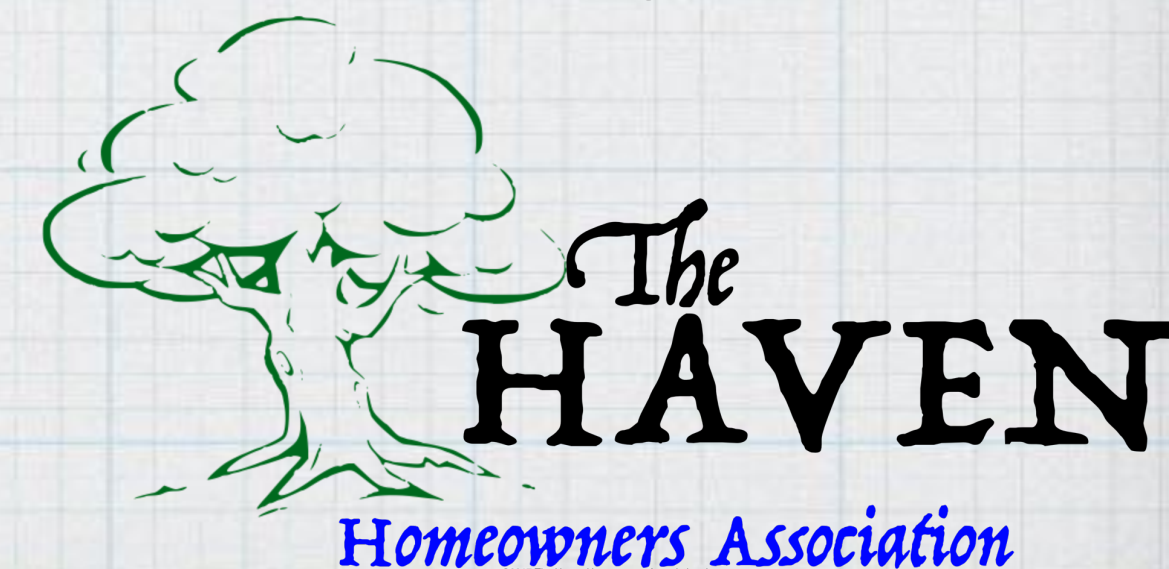
Proposed Casino & Resort

How can Champ Cooper school be guaranteed that the school and students will be safe?

Will there be a hotel on site?

Due to the amphitheater will the casino install sound barrier walls to ensure the residents of the Haven subdivision will continue to have the quality of a peaceful and quiet neighborhood. We need to have an ordinance put in place that the surrounding properties cannot have hotels, condos, liquor stores, pawn shops, strip clubs, or any other sort of business built on them that will affect the value of our homes. We have all spent thousands of dollars here and we do not need to suffer because of this project.

We also need to make sure that the required infrastructure improvements don't end up costing us. Like our homeowner's insurance rates increased because of a strain on our existing infrastructure. We need an ordinance assuring that our property taxes will not increase due to the additional cost to the parish because of the infrastructure needing to be revamped (Fire, Police, etc.) Will Fire and police protection be increased?





Site Improvements



The Haven Community Park

As Originally Proposed by D.R.Horton

- Community Park Sign
- Crushed Granite Walking Trail
- Concrete Sidewalks around Play areas
- Lights Surrounding Park
- Swing Sets (Infant & Regular)
- Fenced off AT&T Utility Area
- Beautiful Landscaping around Park
- Play Ground Equipment
- Soccer Goals in Field
- Climbing Rock
- 2 Covered Gazebos with Power
- Pergola
- Picnic Benches, Park Benches
- Waste Containers
- Dog Clean-Up Stations





The Haven Community Park

The Haven HOA

- Add Soccer/Football Goals as Originally Promised
- Add a Flag Pole Donated by David & Billie Kimball
- Add Lights as Originally Promised
Community Vote on May 12, 2017
29 For Installing Lights
1 Against Installing Lights
As of February 27, 2018
45 For Installing Lights
4 Against Installing Lights
- Add a Basketball Pad
Community Vote on Feb. 24, 2018
26 For Installing Pad
14 Against Installing Pad





What it takes to run an HOA

List of things that must be done to run a Homeowners Association:

This is a Business that involves Volunteers and a lot of time and patience.
We don't get paid for what we do.

Create and Set up the following:

Logo, Website, HOA Operating Bank Account, & Accounting software

HOA Operating Budget

Change all utilities to The Haven HOAs Address

Entergy/Tangi Water/Insurance/State & Federal Taxes

Make welcome package for all new homeowners that move into the Haven



TPSO

The Haven Neighborhood WATCH





Q & A