

NOVEMBER 2008

BIENVILLE PLACE NEWS

BPOA PRESIDENT'S CORNER

Rick Rowe

It's that time again – **Annual Association Meeting**. In our October issue we announced our meeting would be held on December 4th at the Ocean Springs Civic Center.

WE'VE CHANGED THE DATE, TIME, & LOCATION.

WHEN: Wednesday, December 10th

WHERE: Ocean Springs Middle School Cafetorium

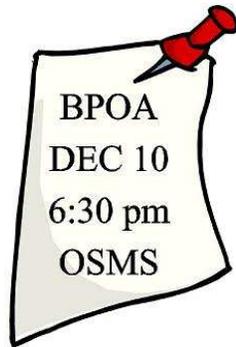
TIME: 6:30 p.m. (not 7:00 p.m.)

We'll post signs at the entrances the weekend before the meeting to remind you. However, we need your help in making this a successful meeting.

We look forward to having Ward 5 **Alderman Jerry Dalgo** attend our meeting in December. He will participate in a Q&A session. Help us show him we have a strong Association by attending this meeting.

On the last page of this issue of the *Bienville Place News* is the **Proxy Ballot**. If you don't think you can attend the annual meeting, please help us to conduct business as required by returning your completed ballot. If you are present at the meeting, we'll return your ballot to you.

Without a quorum of 20% of the 192 voting members of the Association (20% includes those present and ballots), we'll have to once again spend Association funds to announce another meeting, as well as pay for a meeting location. We encourage renters and property owners to attend the meeting, but only one vote per lot owner is allowed, and that voter must be one of the names on the Association records, which is the name(s) on the Jackson County tax roles. In addition, their dues must be paid and through 2008. The 2009 dues are payable January 2009.



Annual business conducted at this meeting will include approval of next year's budget, election of the Board of Directors and Architectural Review Board members. The Board of Director positions are President, Vice-President, Treasurer, and Secretary. There are 3 positions for the Architectural Review Board.

In addition to the routine elections, other topics of discussion will be successes of the Association over the past year, covenant and bylaws violation issues, and the lake. Please see our articles in this newsletter on the status of violations and the lake.

If there are any specific topics you'd like us to address at the meeting, e-mail them to our Association email box at bpoasn@att.net or mail them to P.O. Box 71 Ocean Springs, MS 39566-0071.

We look forward to seeing you at the meeting!

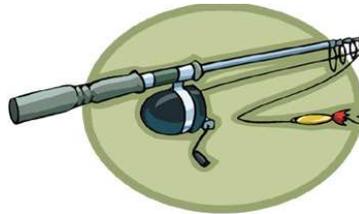
LAKE UPDATE

One major topic of discussion this year will be lake access. In our October newsletter we gave a Lake Update. The Association still retains ownership of the undeveloped lot on and around the dam and there remains limited access to the lake through the wooded area. A decision needs to be made as to what to do with this small piece of undeveloped property in order to get partial access to the dam for

Association members who wish to fish or feed the ducks. There are some serious negative drawbacks to this property. It is heavily wooded, has uneven terrain and has a major drop-off in the back of the dam on the

Heron Bayou side. We suggested extreme caution be exercised if you or your family members decide to walk through this area to get to the dam.

We requested suggestions from the Association on how to make it accessible for homeowners. We have not received any recommendations. The Board has a recommendation, which our BPOA President



Rick Rowe discussed with Alderman Dalgo. After these discussions, Alderman Dalgo offered the possibility of assistance to the Association in making this a safer place for our members. Our plan includes a path through the wooded lot and installation of metal rails and bars on the Heron Bayou side of the dam to keep people from falling over that side.

If you have additional recommendations we ask you to send them to our e-mail box at bpoassn@att.net or send it to our Post Office box prior to the meeting. That way we can make copies, to pass out at the meeting to help with the discussions.

PET OWNERS

The Board continues to receive complaints from members about disrespectful pet owners.

One major complaint is owners walking their pets in other property owners' yards and not cleaning up behind their pets. By not cleaning up behind their pets, pet owners



are in direct violation of Ocean Springs Municipal Code Sec. 5-14 which states: "It shall be unlawful in the City of Ocean Springs for the owner or person having charge or control of any animal to permit such animal to deposit waste and to allow such waste to remain upon any public street, sidewalk, pathway, park, pedestrian way, or any public facility; on any school ground; or on any private property not owned or possessed by the owner or person having the charge or control of such animal, unless the person shall immediately and securely enclose the waste deposited by the animal in a bag, wrapper, or other container and dispose of it in a sanitary manner."

Another complaint from Association members is dogs and cats running loose. We have quite a few members who enjoy walking and encounter unrestrained pets during their walks. This is dangerous for the walkers, and their children on bicycles, when they encounter these animals.

Additionally, these unrestrained animals are also violators of the above mentioned clean up problem.

The Ocean Springs Municipal Code addresses loose animals as well. Sec 5-8 states "It shall be unlawful for the owner of any animal to permit the same to run at large." Please note this applies to all animals, cats and dogs.

If you know of a violator, your remedy will be to contact the City of Ocean Springs, not the Board. For those pet owners who abide by the Municipal Codes – thank you!

Bottom line – pet owners should be responsible and clean up behind their pets, as well as keeping them from running loose – dogs and cats.

COVENANTS & BYLAWS

Since our last newsletter where we addressed covenants and bylaws violations, the violations continue. In order to enforce and maintain the integrity of our covenants and bylaws, which helps to maintain your property values, the Board is seeking legal counsel to take appropriate action against offenders.



If you haven't done so already, please read our article in the October newsletter, "**EVER WONDERED WHY YOU HAVE AN ASSOCIATION?**" It will help you understand why it is so important for the Association to enforce our covenants and bylaws and the negative impact your neighbors could have on your property values when they don't abide by the covenants and bylaws.

You can find that article online at our website at www.neighborhoodlink.com/osprings/bp/news.html and click on **2008 October Newsletter**.

Copies of the covenants and bylaws can also be obtained on our website. That link is <http://www.neighborhoodlink.com/osprings/bp>. There you'll find the covenants and bylaws under the Community Pages link.

Rule of Thumb for Improvements -- Don't start any external project on your property without first consulting the ARB.

SPEED LIMITS

In our October newsletter we said the new speed limit signs of 21 MPH would be up in November or December. That was not possible.

We were not made aware of the requirement to request a change to the city ordinance. Therefore, Alderman Dalgo is going to request an ordinance change at the January Board of Aldermen meeting. He doesn't anticipate any issues with that request. Once the request is approved, the change must be advertised for 30 days before the signage is replaced. So, it looks more like February before the new speed limit signs go up.

Alderman Dalgo had the digital speed sign placed on Bergerac. The batteries kept going out due to our traffic volume. Solar panels were installed to power the sign, so we shouldn't have a problem again. If you notice there's a problem with the sign, email us at bpoassn@att.net. We'll contact the city about it immediately.

Signs, Advertisements and Billboards.

City sign ordinances prohibit signs in residential areas that advertise a business. There are exceptions to this rule: (1) a single real estate sign advertising the rental or sale of a property or (2) when a contractor is performing work on your property. The city does allow the display of school booster club sports signs. Existing signs advertising a business that is not currently performing contract work on your property should be removed.

6 Tips To Sell Your Home in a Down Market

Times have changed and unlike a few years ago, it is not easy to sell a home in today's depressed real estate market. If you are not in a position to stay in your home and "wait out the storm", you must



be prepared to go beyond the usual to sell your home. Below are some tips to keep in mind when selling your home.

- 1. Do the Research:** Visit open houses in your area to get a feel for pricing and to see how other people are presenting their homes. You need to think like a buyer to sell in a down market.
- 2. Make it Show Nice:** Don't spend a lot of money, but make sure everything is in good working condition and try to make it look "homey" by making it clean and clear of "clutter". Remember it's like your home is on a first date and it needs to make a good first impression.
- 3. Price it Right:** After visiting homes in your area, price your home below your neighborhood's most recent comparable prices. In a down market it makes no sense to price your home at the same price your neighbor is asking. You don't want your house to remain on the market for a long time while you continually lower the price, so price it right the first time.
- 4. Offer a Bonus:** Consider offering a cash bonus to the agent who brings a full price offer within a specific timeline. Or consider paying for the closing costs up to some maximum limit.
- 5. Hire the Best Real Estate Agent:** In a down market you need to have the best real estate agent you can find. Typically you want someone who is aggressive and has been in the business a long time. Call your local real estate office and ask for their top sales person. Interview several agents and ask them to present you with a detailed marketing plan. This is not the time to have a "friend of a friend" handling your home sale!
- 6. Help your Agent:** If you really want to sell your home quickly, you don't want to just rely on your real estate agent and the MLS. Get out there and market your home using web sites such as Zillow, Trulia, Craigslist and others. You are going to need to go the extra mile, so get creative and market your home in as many ways as possible.

Source: [Neighborhood Link](#)

**HAPPY
HOLIDAYS!**

**FROM YOUR BOARD OF DIRECTORS AND
ARCHITECTURAL REVIEW BOARD!**