

JUNE 2010

# BIENVILLE PLACE NEWS

## BPOA PRESIDENT'S CORNER

*Larry Skinner*

We all live here; let's work toward making our subdivision a better neighborhood.

We held a homeowners meeting on February 24, 2010. From this meeting and talking to some of our fellow homeowners they brought to light some issues observed in our neighborhood. Here's a few of them:

- (1) Boats and campers in driveway;
- (2) Garbage cans not put away after pickup day;
- (3) Pet walkers not cleaning up after their pets; and,
- (4) Non-resident use of the lake.

We all can help to make a difference. Let's police our lots and remember our fellow homeowners have rights too. As for the covenants, whether we agree with them or not, they were the rules when we moved in and are still the rules and will be enforced. Remember, the covenants are a living document and reflect the views of the community as a whole and can be revised, if required.

With all that being said, what do you think about starting a Neighborhood Watch Program? Would you be willing to participate? Please email or call me if you are interested. [3LMS@cablone.net](mailto:3LMS@cablone.net) or 872-3887.

## SPEED LIMITS.

Just a reminder to all – the Speed Limit within Bienville Place was changed to **21 MPH**. Let's stay safe and let's help keep our children safe!



## WHO'S WHO IN BPOA?

### **Board of Directors**

President, Larry Skinner  
 Vice-President, Dale Boudreaux  
 Treasurer, Bebe Walls  
 Secretary, Tana Owen

### **Architectural Review Board (ARB)**

Troy Million  
 Ashleigh Rogers  
 Frank Jacobs

## ANNUAL GARAGE SALE.

Clean out your closets and garages and get ready for a Garage Sale! We didn't schedule ar the annual garage sale last year. Well, this year the Board isn't going to let it slip again.

It's scheduled for **Saturday, June 26**. The advertised time will be **8:00 am to noon**. The

Board will put advertisements in the **Sun Herald**, signs at Hanshaw Road entrances the week of the sale, and signage at Highway 90 and

Hanshaw Road on the day of the sale. Hopefully the weather will cooperate and it'll be a success for everyone. So, start cleaning and pricing – the 26<sup>th</sup> will be here before you know it!

## ANNUAL MEETING ATTENDANCE.

It's often difficult to get enough members to attend. For those who attended the February meeting or sent a proxy – **THANK YOU! THANK YOU!**



## FRONT ENTRANCES.

The front entrance lighting project was completed last year. Now both entrances are well lighted at night and help with the safety of turning into the subdivision during the hours of darkness.



We've set the lighting on electronic eyes so power outages shouldn't

impact the lighting. If you find a problem at the entrances, don't hesitate to let one of the Board members know. We'll take immediate steps to correct problems..

Feedback from residents and non-residents about the look of the entrances has been nothing but positive. The positive feedback is certainly appreciated.

## LAKE I'BERVILLE.

The lake fence project was completed last year and has resulted in a significant decrease in out-of-neighborhood visitors. Before putting up the fences, out-of-neighborhood visitors were a regular occurrence. Now, we see an occasional visitor who makes their way around Chaumont Circle to the lake.



The Board had the lake sign refurbished that advises visitors it is a "PRIVATE LAKE". Lake I'berville is not open to the public. So, please do not tell friends they can come use the lake. Unless accompanied by a BPOA homeowner, non-residents will be asked to leave and could possibly be reported to police as trespassers.

It is permissible for BPOA residents who do not own property on the lake to fish from the dam.

Just as a reminder, the properties surrounding the lake are private property and are not open for residents to walk around or use to fish in the lake.

Additionally, let your children know that cast nets cannot be used in fresh water in the state of Mississippi and are against the law. The same rule applies to our lake - no cast nets.

## CHANGES TO YOUR PROPERTY.

As a covenant community, requests for improvements to your property must be submitted in writing to the Architectural Review Board and approved prior to beginning the project.

Include a brief description of your project, along with materials, and a drawing or contractor's proposal. The ARB will review each proposal on a case-by-case basis and determine if the project conforms to the covenants and meets the general appearance of the community.

Please do not begin any exterior project on your property without first consulting the ARB. The Approval of Plans is covered by Article II, Section 2 of the Covenants.

ARB requests should be submitted to BPOA ARB, PO Box 71, Ocean Springs, MS 39566-0071 or can be given directly to one of the ARB members, whose names are listed on **Page 1**.

## COPY OF COVENANTS & BY- LAWS.

The BPOA Covenants and By-Laws are posted on the internet where you can readily view at [www.neighborhoodlink.com/Bienville\\_Place/pages](http://www.neighborhoodlink.com/Bienville_Place/pages). Once there you can click on Bienville Place Covenants or Bienville Place By-Laws. For those of you who do not have access to a computer and need a copy mailed to you, send a written request to our mailing address at BPOA, PO Box 71, Ocean Springs, MS 39566-0071 and we'll get a copy mailed to you.

## COVENANTS VIOLATIONS.

Covenants and Bylaws violations continue to be an issue. It is the responsibility of every property owner to comply with the Covenants and Bylaws.

Boats, boat trailers, and utility trailers continue to be a problem. Storage of such items and vehicles must be screened from public view, either within the garage or within an approved storage facility. This means stored somewhere else -- tucked away behind your home, hidden behind your fence, or stored in your garage. When owners of these items park them in their driveways, in the street, or on the grass in their yards, even for a temporary period of time, visitors or potential homebuyers get the impression that it must be alright to do this and it turns into a domino effect that we keep trying to correct.



When offenders are approached by Board members, it often turns into a discussion of how "others do it so why am I being singled out."

The Board and ARB are working very hard to maintain the integrity of our Covenants and By-Laws, but we need the support of all our Association members.

For most of us, our homes are the largest investment we will ever make. Not enforcing covenants places our homes at risk for a decrease in property value. People can live in any neighborhood, but choose Bienville Place because of its reputation as an upscale community. We all must abide by the Bylaws and Covenants as they will help protect us and our property values.

## DUES ASSESSEMENTS

Treasurer, Bebe Walls

According to our By-Laws, the annual dues will be per lot and shall be payable in advance and are due on or before 31 January of the dues year. Payment of dues will be prorated for six months or less to one half of the annual dues assessment, due within 30 days of closing.

However, since we did not have a meeting to establish the budget and dues for 2010 until the end of February, no dues assessment notices were sent before the January deadline. The annual dues assessment of \$100 for 2010 was approved at the February meeting. **Please complete the enclosed form and submit your dues assessment by the end of June.**

We still have residents who are in arrears on their dues assessments. It was suggested at the annual meeting to look into a collection agency to collect delinquent dues. That is under consideration, as well as property lien actions. Lien actions have been discussed with an attorney and the proper documentation is being collected to take lien actions.

Dues are not an option but are required as part of being a resident of Bienville Place. We hope all members will bring their dues up to date, avoiding embarrassing correspondence and possible legal actions.

## PET OWNERS

Please respect your neighbors. If you let your dog or cat go into someone else's yard, you are responsible for cleaning up after your pet. Not cleaning up behind your pet is a violation of City ordinances, just as letting dogs and cats run loose is also a violation.



There are quite a few of our neighbors who enjoy walking and cycling through the neighborhood and it can become dangerous for them if they encounter unrestrained pets. Additionally, unrestrained pets can go into the yards where children are playing and could possibly cause harm to the children.

If you have an issue with a violator of these ordinances, your remedy will be to contact the Police Department, not the Board. For those pet owners who abide by the City Ordinances and respect your neighbors, thanks!