

BIENVILLE PLACE NEWS

ANNUAL MEETING ATTENDANCE



The December annual meeting that was rescheduled for January 18, 2017 was a great success. A quorum of 20 voting members and 41 proxy ballots resulted in meeting and exceeding the 20% combined minimum requirement for at least 38 members to conduct Association business. To all who signed and returned their proxy ballots and to those who attended the meeting, a big **THANK YOU!** Mark your calendar for the next meeting – tentatively scheduled for November 29.

GIFT CARD

Thanks to the generous donation of an anonymous BPOA member, there was a drawing for a \$100 Walmart gift card. We included everyone in the drawing who signed and returned their proxy ballot by January 15th and those who attended the meeting on January 18th. Congrats to the lucky winner -- Elsbeth Welch! She signed and returned her proxy ballot by the 15th.



There will be another gift card drawing at our next meeting. This one will be funded from our annual budget. Based on the proxy ballot response, it appears the gift card incentive helped with proxy ballots being signed and returned. Funding a \$100 gift card as an incentive to either sign and return a proxy ballot or attend the meeting is cheaper than paying for a meeting location and printing and mailing a second notification when there's not a quorum for a meeting. Next time, it could be your name drawn for the gift card.

ALDERMAN JERRY DALGO



Alderman Dalgo attended the January meeting which resulted in a very informative question and answer session. His business card with his contact information was available to attendees. Mr. Dalgo can be reached through his email at Ward5@cableone.net or on his cell

at (228) 218-2191.

Among the issues he addressed were tree trimming by the City, street surfaces, sidewalk improvements, speeding traffic in and around the neighborhood, and traffic issues on Hanshaw Blvd. Below is a summary of the topics he presented.

(1) **Tree Trimming.** McClain's Tree Service will be in the neighborhood cutting the tree canopy over the streets. Trees need to be trimmed to allow clearance for the school buses and delivery trucks. This should also help with the streetlights that are currently occluded by overgrowth.

(2) **Street Resurfacing.** Concrete street panels in our neighborhood continue to have wear issues. Some panels have been replaced, but many others need to be addressed. He presented an alternative to replacing concrete panels – asphalt, which would be considerably less expensive. When the County notifies him funding is available to his ward for paving, the Bienville Place subdivision streets could possibly be paved. Mr. Dalgo would like to use that money for Bienville Place and needs input from our homeowners. Please read and complete the paving survey included with this newsletter and return it by February 24, 2017.

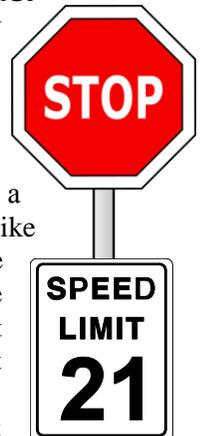
(3) **Sidewalk Project.** Mr. Dalgo discussed the sidewalk improvements on Government Street. A letter was mailed last week to all the residents of Ward 5 from Mr. Dalgo explaining the status of the project.

(4) **Speeding and Stop Signs.**

There will always be drivers who won't stay within the designated speed limit and drivers who just won't stop for stop signs. These both continue to be an issue within our neighborhood and on Hanshaw Road.

Mr. Dalgo said it's not feasible to put a deceleration lane at the Bergerac entrance like at the Cabildo entrance. Bienville Place underground infrastructure is under the easement along Hanshaw Road on the west side from the tracks to Bergerac and that infrastructure cannot be moved.

In an attempt to slow the vehicles that turn quickly off Hanshaw onto Bergerac without much deceleration, Mr. Dalgo plans to have Public Works



install road reflectors on Hanshaw Road. Hopefully this will slow drivers before turning onto Bergerac. There will also be a new speed limit sign added on Bergerac near Hanshaw Road reminding drivers they are entering a residential neighborhood and the speed limit is 21 MPH.

Mr. Dalgo mentioned a police blitz that occurred several years ago which resulted in 48 moving violation tickets within a 3-day period, most of which involved running stop signs. 20 of those tickets went to residents of Bienville Place. He said he will have the OSPD conduct another speeding and stop sign blitz. Police have been observed stopping speeders on Hanshaw.

2017 ANNUAL DUES

Annual dues assessment will remain at \$75 for 2017. Please complete the dues assessment insert and return with your check to reach us by February 24 or you can pay online at www.BPOAssn.com through PayPal. None of the information you enter is part of our website. We direct you to PayPal and PayPal notifies us when a payment has been processed. There is a \$3.00 convenience fee added to each payment.

HOW CAN WE REACH THE OWNER?

That has been a difficult question to answer for many years. Some homeowners would move and rent their property but did not notify the Association. We would find out the homeowner was no longer living there when their mail from the Association was returned from the post office with a yellow sticker showing “No Forwarding Address” or “Forwarding Address Expired”.



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We’ve relied on a lot of resources to try to locate property owners. In some cases they worked and in some they didn’t. But finally – the hunt is over! Now we know who owns each and every property in Bienville Place and how to reach them by mail. After much research and knocking on doors (county records doors – not homeowner doors), we have now identified how to stay up to date on who owns what lot. We now know which county database to check weekly to see if anyone has sold their property and get the information of the new owners. If we have a homeowner who has rented out their property and the homeowner moves from one address to another, we get assistance from the County on obtaining their new address.

FREE ADVERTISING

Mail your business card to BPOA, P.O. Box 0071, Ocean Springs, MS 39566-0071. We’ll scan it and put it on our BPOA website for you – no charge. It will be under the link “Biz Card Advertising”.

DELINQUENT ANNUAL DUES

Every property owner of Bienville Place subdivision is automatically a member of the Association and is required to pay annual dues assessments. Bienville Place By-Laws state that a delinquent account more than thirty (30) days late will be assessed a ten dollar (\$10) late charge and if an account is more than sixty (60) days late, the owner will be sent a "Ten Day Notice of Lien." If the amount that is delinquent plus late charges is not received in the 10-day notice period, a lien in favor of the Association may be filed against the delinquent owner. Such lien will include interest at 10 percent per annum, a fifty dollar (\$50) administrative cost and reasonable attorney's fees. A copy of the notice of lien will be sent to the lot owner.



Placing liens on properties is not an avenue we want to take to collect delinquent dues and have avoided it as long as possible; however, the delinquent dues need to be collected and that is our only option – liens.

If lien action is pursued, the total for the lien will exceed the amount of the delinquent account. To assist homeowners in making payments, we implemented the ability to pay with credit cards in PayPal with a link from www.BPOASSN.com to PayPal. We’re glad to see that members are taking advantage of that option to pay their dues, both current and delinquent dues.

We mailed reminders in November to members whose dues were in arrears. We recently mailed final reminders in January to members whose dues are in arrears. Hopefully those in arrears will pay their dues by either check or using PayPal making liens unnecessary.

Thank you to those members who have paid your outstanding dues and brought your accounts up to date. That is greatly appreciated. To those who pay their annual dues without any reminders, thanks to you, too!

www.BPOASSN.com

The purpose of www.BPOAssn.com is to provide useful information about Bienville Place subdivision and the City of Ocean Springs to our membership and to potential buyers in our



subdivision. It's there for you! Want to know what holidays the trash isn't picked up? We've got that! How about when the City comes around to pick up tree limbs and leaves? We've got that! Want to know the phone number for City of Ocean Springs and Jackson County departments? We've got that! Want to know what's on the Chamber of Commerce calendar of events? We've got that, too! Want to see something added to the site? Have recommendations or comments? You've got that! We'd love to hear that from you.

COVENANT VIOLATIONS

Last year letters were mailed to members with covenant violations, most of which were violations of Section 9. Storage of Automobiles, Boats, Trailers and other Vehicles. The last line of that section reads: "Storage of such items and vehicles must be screened from public view, either within the garage or within an approved storage facility."

For those who received a letter and responded to their letter by correcting their violation, "Thank You."

We've had complaints from homeowners ranging from "When are you going to do something about these boats and also cars parked in front yards?" to "What about all the weeds growing up in that guy's yard and is someone going to tell them to cut their grass?" The Board of Directors will begin looking at covenant violations next week and will take appropriate action for new and repeat violations. Repeat violations could result in an assessment up to \$10 a day.

If you don't have a copy of the By-Laws and Covenants, copies are on the website at www.BPOAssn.com. Select "By-Laws and Covenants" tab and you can download a copy of these documents. If you need us to mail you a hardcopy instead, email us at info4bpoa@gmail.com or mail a request to BPOA, P.O. Box 0071, Ocean Springs, MS 39566-0071.

Additionally, if you have questions about whether or not you are in violation of a specific covenant, please contact one of the Board of Directors and we'll be glad to talk with you.

GARAGE SALE



We received great feedback again this year from homeowners who held a garage sale during the subdivision advertised event. So, mark your calendar now for this year's annual subdivision garage sale. It will be Saturday, September 17, from 7:00 am – 12:00 p.m.

The Board of Directors will advertise the event in The Sun Herald and will post signs at the Hanshaw entrances, Walmart and Hwy 90, and also at Hwy 90 and Hanshaw. In the event the garage sale is rained out, we'll put the signs back up for the next weekend.

NEIGHBORHOOD WATCH COMMITTEE



Thanks to Gloria Roberts for volunteering to chair the formation of a Neighborhood Watch. If you'd like to volunteer to help on this very important committee contact her at gloriaroberts48@icloud.com.

WHEN TO CONTACT THE ARB?

If you plan to make changes to the exterior of your home, yard, or fencing, contact the ARB. It's a good idea to contact the ARB before starting a project to ensure the changes are within the approved covenants.

IMPORTANT

Do not skip this if you made changes to your home, submitted a request to the ARB, and the request was approved.

According to the last sentence of Covenant Article I, Section 6, Architectural Review Board, "Any exceptions so made shall be made in writing and shall take effect only from the date the same are recorded in the office of the Chancery Clerk of Jackson County, Mississippi."

If you submitted a request to the ARB and did not receive a notarized, approved document from the ARB to take to the Chancery Clerk, you should contact the ARB to obtain that document. Then you should take it to the Chancery Clerk office in Pascagoula to have it recorded in the land records to indicate you have an approved exception to the covenants.

There is a recording fee. The link to the Chancery Clerk fee schedule on the internet is

<https://www.co.jackson.ms.us/img/departments/chanceryclerk/docs/chanceryfees.pdf>

It's recommended that you email the ARB at arb4bpoa@gmail.com to begin researching and coordinating this process.

Turn to Page 4 for instructions on how to access the Chancery Clerk Land Records to view what is on file for you and your property.

How to Access the Jackson County Land Records

1. You must use **Internet Explorer**. Google Chrome does not work.
2. Enter **https://landrecords.co.jackson.ms.us/** in the toolbar.
3. Select the message to the right when it appears. **Click here to acknowledge the disclaimer and enter the site.**
4. The next page will take you to "**Visitor Page**". There will be 3 blocks: Welcome Real Estate FAQ.
5. Place the cursor over "**Real Estate**". There will be a dropdown: "**Search Real Estate Index**".
6. Select "Search Real Estate Index" and you will be taken to the **Real Estate Document Access** page.
7. The first section is **GENERAL**.
8. Use the section **PARTY NAME**: Enter only LastName FirstName (Do not enter additional information in the block.
No Jr, Sr, III, Middle Initial – just the last name and first name)
9. Hit the enter key or select the green "**Search**" button above the Lastname Firstname blocks.
10. Others may have the same name as yours, so you will need to look closely at the names and the legal description of the property (far right hand side) to identify yours.
11. If there is an image to view it will be highlighted in blue. Double click on it and it should open in a PDF.

2017 BPOA Board of Directors

President - Tana Owen (228) 238-0659
Vice President - Jerrod Partridge (601) 668-5408
Secretary - Sue Mitchell (228) 447-3792
Treasurer - Bebe Walls (228) 547-549

2017 Architectural Review Board

Chairperson - Troy Million (228) 369-8303
Member - Buddy O'Brien
Member - Martin Coate

2016 EXPENSES	
Landscaping	\$6,900
Neighborhood Enhancements	\$210
Dues/Covenant Enforcement	\$0
Insurance	\$2,500
Repairs/Maintenance	\$0.00
Administrative	\$400
Meetings/Events	\$35
Welcome Committee	\$0
Lake Committee	\$0
Property Taxes	\$560
Postal Service	\$66
Actual Expenses 2016	\$10,671
Cash on Hand Beginning 2016	\$7,122
Expenses - 2016	(\$10,671)
Income - 2016	\$11,715
Cash on Hand End of 2016	\$8,166

2017 BUDGET	
Landscaping	\$7,500
Neighborhood Enhancements	\$1,200
Dues/Covenant Enforcement	\$2,500
Insurance	\$3,500
Repairs/Maintenance	\$300
Administrative	\$750
Meetings/Events	\$170
Welcome Committee	\$0
Lake Committee	\$500
Property Taxes	\$650
Postal Service	\$70
Projected Expenses 2017	\$17,140
Cash On Hand Beginning 2017	\$8,166
Projected Expenses - 2017	(\$17,140)
Projected Income - 2017	\$14,250
Projected Cash End of 2017	\$5,276