

# BIENVILLE PLACE NEWS

## Farewell Alderman Dalgo!



Alderman Jerry Dalgo has been a very strong supporter of the needs of his constituents in Ward 5 over the past 16 years, and particularly in supporting the requests by the Bienville Place Owners Association. By now most of you are aware he will not be running for re-election in

the upcoming General Election on Tuesday, June 6.

If you would like to wish Alderman Dalgo much success in his future endeavors, whatever they may be, you can email him at [Ward5@cableone.net](mailto:Ward5@cableone.net). He'd probably enjoy hearing from you. Best wishes and thanks so much, Jerry!

The candidates running for his seat as Ward 5 Alderman are Robert Blackman (R) and Matthew Pavlov (D). You can view a list of all the candidates in the General Election by going to. <http://ci.ocean-springs.ms.us/blog/NOTICE---2017-Municipal-Election-Information> Your vote really makes a difference, especially when there is low voter turnout. Let your choice be counted – PLEASE GO VOTE.

## DUES, LIENS & LAWYERS

The 2017 annual dues assessment forms were mailed out in January with a payment due date of February 24. There are a significant number of homeowners who have not paid their \$75 dues for 2017, in addition to a significant number of homeowners who remain in arrears for previous year(s) assessments.

**THANKS** to all members who paid their outstanding dues and to those who pay their annual dues by the due date, thanks to you, too!

We have waited until now to address past dues for this year along with previous year(s) arrears pending the results of meeting with lawyers on lien actions.

It wasn't surprising to find out how much processing a lien costs. If a lien is processed against a property for unpaid dues, the fees for the lien could cost more than \$500, plus the amount due for the annual assessment(s).

According to Article VI of the Bylaws,

- A delinquent account more than thirty (30) days late will be assessed a ten dollar (\$10) late charge.
- 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.

As much as we don't want to do it, the Board is now ready to take lien actions to collect past due assessments. Individual past due assessment letters were mailed in November. They were mailed again in



January with a payment due date of not later than January 28. For those who complied with the letters and paid their dues that were in arrears, thank you. However some did not pay their dues for 2017 and now have another \$75 in arrears.

To eliminate any confusion on whose dues are in arrears, we will mail one final letter before beginning the lien process. On May 29 we will mail letters advising homeowners who owe dues the amount owed, their payment options and a payment due date of not later than June 10. Dues owed and not received by the June 10 date will be considered delinquent and eligible for lien processing.

The Board does not want to process liens and has gone out of its way to try and collect dues without resorting to liens. Every property owner in Bienville Place subdivision is automatically a member of the Association when they purchase property here and is required to pay annual dues.

With the letters mailed on May 29, the Board will waive the past due fees. However, if lien actions are required, the past due fees will be included in the lien.

If someone has a financial hardship that is preventing their paying dues, the Board will be more than happy to work with them on getting their dues paid. However, we can't help if we don't know help is needed.

## **NO STREET RESURFACING**

**THANK YOU** to everyone who provided feedback on our survey regarding the possibility of resurfacing Bienville Place streets with asphalt. There was a nearly equal for and against response. The strongest reasons against asphaltting our streets were the negative impact it would have on property values and the appearance would not be as clean and inviting into the neighborhood as the existing concrete. As a result of the survey feedback, Alderman Dalgo decided not to pursue asphaltting our streets. The City will continue to include funding for our concrete street repairs in their future annual budgets.



## **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.”** Please cooperate and move such items out of public view.

Every resident (homeowners and renters) are asked to please abide by the Covenants and By-Laws. If your property is a rental property, please provide your tenants with information on the covenants. Questions about whether or not you or your tenant are in violation of a specific covenant, please contact one of the Board of Directors and we'll be glad to talk with you. As with liens, the Board tries to avoid covenant violation letters, but sometimes they are necessary.

## **STREET LIGHTS AND POSTS**

The Board contacted Singing River Electric Power about costs associated with replacing the street lamp

posts with a black/gray-color that is infused into the fiberglass and replacing the lights with LEDs. They advised us the City of Ocean Springs has already asked about replacing the lamps with LEDs. They are just in the beginning phase of the review. After they complete their assessments, SREP will let the Board know the outcome and what it would cost us, if any, to make such changes.

In the notice for our annual meeting on November 29, we'll address the results of their survey and include that item on the agenda for our November meeting.

## **WANT TO CHANGE OUR BYLAWS AND COVENANTS?**

From time to time we've had inquiries about changing portions of the bylaws and covenants. With that being said, the Board of Directors will take recommendations on changes to bylaws and covenants.

According to the bylaws, the bylaws may be amended at any general membership meeting of the members by a majority of those present, and at any special meeting called for such purposes also by a majority vote. A quorum must be present. A quorum constitutes 39 members of the Association, which is comprised of both attendees and proxy votes.

If changes are made to the covenants, signatures will be required, and we must get agreement by a majority of the owners of the Lots at that time.

If there is a portion of the bylaws or covenants you think should be changed, please send a written recommendation on how you think it should read. You can either email to [info4bopa@gmail.com](mailto:info4bopa@gmail.com) or mail it to BPOA, P.O. Box 0071, Ocean Springs MS 39566-0071. Please include your name and a phone number where you can be reached in the event we have questions. This will also be on the next meeting's agenda.

## **GARAGE SALE**



Mark your calendar now for this year's annual subdivision-wide garage sale. It will be Saturday, September 16, from 8:00 am – 12:00 p.m.

## **YARD MAINTENANCE**

It's that time of year where our weeds and grass need extra attention. Please give yours the care it needs.