

November - 2017

BIENVILLE PLACE NEWS

Welcome Alderman Blackman!



Alderman Robert "Rob" Blackman will be at our November 29th meeting to give us an update on what's happening with City projects, and particularly those that may impact Ward 5.

He is looking forward to attending our meeting and hearing our concerns. In the short period of time he's been our alderman, he's been very responsive to requests.

The Street Lights and Posts project addressed in the article below is a project he is definitely onboard with. He has not made a definite monetary amount commitment, but he assures the Board of Directors he will assist with some type of funding, if the project is approved by the membership.

STREET LIGHTS AND POLES



Bienville Place Owners Association has the opportunity to replace the street lights and poles at a reasonable cost. The Board contacted Singing River Electric Power in February about the cost to replace all the existing street lamp poles with a black pole that will not require painting and replacing the dull yellow lights with bright white LEDs.

We followed up with SREP this past week and have been given a price for each -- \$175 -- which is both the pole and the lights. We will vote on this at the November meeting. For those who may be concerned about a "Special Assessment", no reason for concern. We will have sufficient funding to complete this project as a one-time project, not in increments. As mentioned in the article above on Alderman Blackman, he will help with City funding -- an undetermined amount at this time.

SREP said once they get started it should take approximately a week to replace all the poles and lights, 2 weeks tops. They do not have the poles in stock, so they would need to order them. The poles are all located on utility easements which eliminates the need for authorizations from each homeowner where light poles are located.

That's not to say that coordination with homeowners won't be required. We certainly don't want them trying to remove poles as your car sits in the driveway near the pole. More to come on that after we find out if the membership approves the project.

If you are interested in seeing one of these poles (during the day) and the brightness of the lights (at night), there is one located in St. Andrews. Turn right onto St. Andrews Dr and follow the road around the curve to houses 209 and 211. The pole is located in the median across from these two homes.

The same light fixture that is on the top of our poles now will be the same fixture on top of the new poles. They will change out the yellow lights to bright white LEDs.

COVENANT VIOLATIONS

Noticed recently there are no boats and other watercraft, as well as no boat and utility trailers, in driveways and on the sides of homes? 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 recipients of those letters responded positively by resolving the violations. **Thank You!**

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. The Board tries to avoid covenant violation letters, but sometimes they are necessary.

ANNUAL ELECTIONS

If you'd like to make a difference in the Association, please consider running for one of the upcoming positions that will be voted on at our November 29th meeting. The Board of Directors positions to be filled by vote are: President, Vice-President, Secretary and Treasurer. In addition to the Board of Directors positions there will be three positions to be voted on for the Architectural Review Board.

CHANGES TO BYLAWS AND COVENANTS

From time to time the Board has received inquiries about changing portions of the bylaws and covenants. With that being said, the Board recognizes a probable need to update the Bylaws and Covenants.

For example, there is no provision for a boat or RV owner to temporarily bring their boat or RV home to load and unload.



There is no provision for removal of an ineffective director on the Board of Directors and the same with the Architectural Review Board members. The Bylaws only addresses a vacancy, not a removal. The only way to remove an ineffective board member is to vote in new boards, annually.

In addition to addressing removal of a director, perhaps there should be consideration to "stagger" replacements on the Board of Directors and ARB. As it stands now, all the board members could let their terms lapse at the same time. This leaves no continuity for the organization.

The Board of Directors has been asked several times to take action against property owners whose home may need "sprucing up." If a house is in need of paint or repair, the covenants do not address that situation. It only addresses the initial approval of their plans and maintaining yards, not houses.

These are only a few examples of areas to consider as candidates for change. You probably have others we may have not considered.

At the November meeting we will ask for members who would like to be on a committee to review the covenants and bylaws and propose changes, if they deem appropriate. If you are interested in participating on that committee, you may volunteer now by sending an email to info4bpoa@gmail.com.

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.

In order to change the covenants, it is more restrictive -- a majority of homeowner approval is required, not by a quorum at a meeting, but by signature of a majority of the homeowners.

If there is a portion of the bylaws or covenants you think should be changed, please send your recommendation to 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 questions arise.

THE LAKE

The Lake Committee purchased three concrete benches that were placed on the dam. The feedback has been nothing but positive. It's created a nice inviting atmosphere for families to sit and feed the ducks, or for you to just sit and ponder the events of the day. Enjoy!

Just a reminder -- whatever is in the street gets washed into the lake via the drains when it rains. Please don't blow your grass clippings into the drains. When the water flows into the drain system, the grass can slow the water flow.



GARAGE SALE

Again, the annual community-wide garage sale was a success. Cars and shoppers seemed to be everywhere! Thankfully, the weather agreed to be nice for the day. You can go ahead and mark your 2018 calendars for next year's Garage Sale -- it's Saturday, September 15, from 8:00 am – 12:00 p.m.

SPEED LIMITS

Just a reminder to all – the Speed Limit in Bienville Place is **21 MPH**. Let's stay safe and let's help keep our children safe! We've contacted the City about "sprucing up" the faded lettering on the speed limit signs.



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 of City ordinances.

