

BIENVILLE PLACE NEWS

Great Meeting!

To the voting members who attended the meeting (25), to those who turned in proxies (31), and to those who gathered proxies, THANK YOU! It takes both people and proxies to make the quorum required to hold a meeting. Thanks to you all it was a very productive and successful meeting. There was a Q&A with Alderman Blackman, plus City updates. Gift card winner was Shawn Chappell. Next meeting is tentatively October 24, 2018.

2018 ELECTIONS

Thanks to outgoing BPOA President, Tana Owen; BPOA Vice-President, Jerrod Partridge; BPOA Secretary, Sue Mitchell; and, ARB Chairperson Troy Million and ARB Member Martin Coate for their hard work in making BPOA a successful organization.

Board of Directors for 2018

President, Josh Drummond	(601) 616-5208
Vice-President, Ryan Crosby	(228) 623-7889
Secretary, Jennifer Hamner	(228) 623-5130
Treasurer, Bebe Walls	(228) 547-5449

Architectural Review Board for 2018

Tana Owen, Chairperson (arb4bpoa@gmail.com)
 Greg Horshok
 Buddy O'Brien

Alderman Rob Blackman, Ward 5

rblackman@oceansprings-ms.gov (228) 381-0830

Dues Assessment for 2018

Our annual dues will remain at \$75.00 for 2018. Please return the enclosed form with your check or go to our website www.bpoassn.com and pay your dues through PayPal. Any dues not received by February 28, 2018, will be marked delinquent.



Delinquent Dues

To those who paid their current and delinquent dues assessments last year, "Thank You." Unfortunately, there are 13 property owners whose accounts remain delinquent, some of which did not respond to our multiple requests for payment. We have no other option to collect delinquent dues except to file liens. Liens (7) were filed, additional liens will be filed (2), and monthly partial payments (4) are being paid against accounts until current.

Street Lights and Poles

In our November 2017 newsletter we told you about working with Alderman Blackman on getting support for new LED lights and black fiberglass light poles from Singing River Electric Power. BIG NEWS -- he not only supported our request, but he's making it happen. Bienville Place will get NEW LED lights and NEW black fiberglass light poles that will never need to be painted -- all paid for BY THE CITY!



Alderman Blackman said they are going to change them out in other areas within the City, but Bienville Place will be the first one for the project since we were the catalyst for this to develop into a city-wide project. No date for the project is set yet -- just know that it's coming. How great is that! When you see him again, please thank Alderman Blackman for all the support he's giving to Bienville Place in our efforts to continue to be a very desirable place to call home.

Train Horns -- A Thing of the Past

BPOA member Scott Mellgren, brought up the topic of Wayside Horn Systems to Alderman Blackman at the unofficial meeting (no quorum) in November. No one at the meeting had ever heard of it before Scott's suggestion. But it's a great idea. You're probably asking yourself, "What are Wayside Horns?"

Synopsis: It is a stationary horn mounted at a railroad crossing that directs the noise to the ground, rather than a horn on a locomotive. It delivers a longer, louder, more consistent audible warning to motorists and pedestrians while eliminating noise pollution in neighborhoods for more than 1/2 mile along the rail corridor.



Alderman Blackman discussed the Wayside Horns with the Mayor and both support its implementation in Ocean Springs. Mayor Dobson talked with CSX regarding installing Wayside Horn Systems at the Ocean Springs railroad crossings. CSX agreed and will make Ocean Springs a train "No-Blow Zone".

This is yet another project supported by Alderman Blackman whereby Bienville Place was the catalyst for city-wide change. We expect to see the Wayside Horns up and down the coast once they are implemented in Ocean Springs. An implementation date is not known at this time. You can view a video demonstration and

explanation of the Wayside Horns program on YouTube at www.youtube.com/watch?v=ErPVfLStPus.

BPOA Facebook

We've created a BPOA Facebook page and would like for you to join us.. To join go to Bienville Place Owners Association and click "Join Group+" to be added. Our page is a closed page for just Bienville Place Owners Association members (property owners) and residents in Bienville Place subdivision, with one exception, Alderman Blackman, who lives in Magnolia Bayou. The intended use of the page is to share information pertinent to all Bienville Place residents. Please do not post business advertisements on this page.



Dogs Looking for Owners

Is your dog looking for you? Most everyone understands dogs will occasionally escape their fences and also make a quick getaway when the door opens, but dogs regularly roaming the neighborhood is not understandable.



Dogs running loose along Bienville Place streets is happening more and more often. Fortunately, we have many residents who care about animal welfare and try to rescue dogs that are running loose. Often these loose pets don't have tags identifying who they are and how to find their owner.

Should a pup escape from its owner, how can owners of lost pups rescued by a Bienville Place resident find rescuers and how can rescuers find the owners? Use the BPOA Facebook page when you find a pup. Include a photo of the pup you found and also include your phone number so the owner can call you. If you are the owner, post a photo asking if anyone has seen your pup and post your phone number so finders can call you.

No one wants to see any pup go to the Shelter so let's try to get pups back to their rightful owner as quickly as possible. The same applies for cats. pet ordinance requires all pets be on a leash when not in their own yard and the pet ordinance also requires owners pick up behind their pet. Please be a responsible Bienville Place pet owner and abide by the City pet ordinances.

Utility Easements

Occlusion of our street lights continues to be an issue, as previous tree trimming was not drastic enough. Singing River Electric Power will take further action on this, as well as performing an additional light survey.

Homeowners have the option to sign a ROE (right of entry) for workmen to come onto their property to sufficiently clear branches from the street lights.

Two property owners pointed out there are dead tress and branches on the utility easements between properties. Alderman Blackman will discuss the specific properties identified with Singing River as well as suggesting Singing River take a look at all their easements in Bienville Place.

Highway 90 Lights

In November we expressed our concerns to Alderman Blackman over the traffic lights at Hwy 90 and Hanshaw Rd not being in sync with the one by Sonic, just one block west of Hanshaw Rd. Alderman Blackman has been in touch with MDOT to work this issue.



Street Panel Replacements

Alderman Blackman is aware of the need to repair and replace concrete street panels on our streets. He requested to have County funds set aside for blacktopping streets converted to pay for replacement of concrete panels, but the request was disapproved. So, he will continue to work with Public Works to replace and repair panels as funds are available.

Property East of Hanshaw

The topic of the property across from Bienville Place that is for sale east of Hanshaw Rd was addressed. One specific concern was what would happen to Hanshaw Rd if the property was developed. Alderman Blackman said there are no current plans to do either of those things.

Slow Down Speeders

Reflectors on street surfaces at both entrances off Hanshaw Rd are in the works and should be installed soon.

In addition to the reflectors, the topic of adding speed bumps was revisited. Alderman Blackman said he would support that if that is what Bienville Place property owners wanted.

More research is being done and when there is sufficient information to present to the membership on speed bumps, we'll mail a survey asking for your feedback.

Everyone is asked to please remind your family members and guests that the speed limit in Bienville Place subdivision is 21 MPH. Let's keep the children safe!



Yard of the Month

Starting this spring, the Landscaping Committee will implement "Yard of the Month". Who will make the selection is to be determined. A sign will be placed in the yard of the resident selected and a photo of the yard

announcing the name of the resident selected will be posted on the BPOA Facebook page.

Golf Carts and ATVs



Alderman Blackman shared with meeting attendees that a local City ordinance is being crafted to allow street-legal golf carts (headlights, tail lights, turn signals, and horn) to be driven within neighborhoods and downtown. Golf carts will not be allowed on major thoroughfares. If for some

reason you want to ride your golf cart downtown, you must put it on a trailer and take it downtown and unload it and then drive it.

What does that mean to Bienville Place residents? Golf carts will not be required by the State to have license plates. So, any person with a driver's license may drive a **street-legal** golf cart in our neighborhood, as long as they do not exceed the 21 MPH speed limit and follow the rules of the road. It is illegal for any person, adult or child, without a driver's license to drive a golf cart in our neighborhood.

How about ATVs? Unless an ATV is street legal (has been registered with the State and has a current license plate), it **cannot** be driven on any public street by anyone. That includes not driving ATVs in the neighborhood. Motorized scooters are in the same category as ATVs. If it's not street legal it cannot be ridden on the street.



The Lake

Just a reminder -- there is No Swimming in the lake.



However, all residents can fish from the dam. The lake and the property around the lake is private property. If you wish to fish from the bank of someone's property, please ask them for permission first.

You may bring a guest to fish with you but they cannot use the lake alone. Please ensure your guest understands the rules of using the lake -- for residents only and their guest, when accompanied by a Bienville Place resident.

Fishing in the lake should be "catch and release." because whatever is in the street gets washed into the lake via the drains when it rains. You never know what has been washed into the lake.

Additionally, please don't blow your grass clippings into the street drains. When the water flows into the drain system, which flows into the lake, the grass can slow the water flow, thereby backing water up in the street.

Hanshaw Entrances

The Landscaping Committee members, Tana Owen, Jerrod Partridge, and Ken Meyer, will coordinate a plan to spruce up the Hanshaw Rd entrances. At the Cabildo entrance there are vines growing on the brick walls and up on and into the light fixtures on the brick walls.

The Landscaping Committee will also develop a plan for new sign lighting and for new lighting to permit better visibility of the entrance when driving north on Hanshaw Rd from Old Spanish Trail.

Their recommendation may include removal of all or some of the trees at the entrance, or simply trimming the trees. Currently the photo cell that controls the lights on the brick walls at Cabildo is blocked by tree foliage. That results in the lights shining on the sign during the day which requires more frequent LED light changes, as well as wasted utilities.

Revision of Bylaws and Covenants

A committee was formed to review the bylaws and covenants to make recommendations for possible changes. The committee is Bebe Walls, Jon Rivera, and Trisha Carter. This process will be long and tedious. It will include identifying proposed areas of change, developing wording for the proposed changes and presenting the proposed changes to the membership.

Once there is agreement on the areas to be changed, then the proposed changes will be submitted to our real estate lawyer for review and recommended wording. Then the proposed changes to the bylaws and covenants will be voted upon by the membership.

Unlike Bylaws that can be changed by a majority of the quorum at an Association meeting, Covenants require approval by 51% of all Association members to effect changes to the covenants. There is a long road of coordination ahead of us to make changes to our bylaws and covenants, which have not been changed in years. Your input is important and solicited for making changes. Please email suggestions to info4bpoa@gmail.com.

Trailer, Boat and RV Storage

Last year we sent covenant violation letters associated with boats, trailers and RV storage to homeowners. At the time, everyone who received a letter complied and moved their boats and trailers as requested.. There are boats, boat trailers, and utility trailers appearing in driveways and yards again. In accordance with the covenants, boats, boat trailers, utility trailers, and RVs must be stored out of public view, either in the garage or an ARB-approved facility.



Approval of Property Changes

Every property owner is required to obtain approval from the Architectural Review Board before making changes to the exterior of their home or other buildings or adding structures of any type. According to the covenants, no building, wall or other structure shall be

added to your lot unless and until the plans and specifications and plot plan have been approved in writing by the ARB. No alteration in the exterior appearance of buildings or structures should be made without prior approval by the ARB. Email requests to arb4bpoa@gmail.com or mail to our PO Box 71.

Homestead Exemption

If you haven't filed for Jackson County Homestead Exemption it's something you ought to consider. Most BPOA homeowners qualify and filing could significantly decrease the amount of annual county taxes you pay. To qualify for a homestead exemption the residence must be owner occupied. This is the key -- it must be **owner occupied**. There are discounted rates for 65 and older and 100% disabled.



The window for filing is limited. It is between January 2 and April 1. If the exemption is granted, it will change your taxes for the filing year and subsequent years. Once you receive your exemption you won't file again unless your status changes. Questions on Homestead Exemption can be answered by calling the Jackson County Tax Assessor Office at **(228) 769-3070**.

Neighborhood Watch

Crime is again on the rise in Ocean Springs neighborhoods and Bienville Place is no exception. To help combat crime in our neighborhood

Bienville Place Neighborhood Watch



"We're Watching You!"

is a neighborhood watch program we've developed for BPOA. **How will it work?** What will you do to be involved? It's simple - **be more aware of your surroundings and that of your neighbors.** Find out the schedules of neighbors so you know when they should be at home. That way you can call them or the police when you see something suspicious going on at their house.

Over the holidays there was a rash of "porch package thefts" in Heron Bayou. The culprits followed the UPS and FedEx delivery truck. Once the delivery trucks drove off the thieves took the packages. That's nerve! Heron Bayou residents shared information on FB to apprise their FB members of what was happening. It made Heron Bayou neighbors more vigilant and they watched out for their neighbors. "We're Watching You!" will help foster that type involvement between BPOA residents.

If you see activity you think should involve the police immediately, don't hesitate to call the Ocean Springs

Police at their non-emergency number 875-2211. If it's a life or death emergency, by all means, please dial 911.

DO NOT intervene in any actions taken by suspects. You never know how they are going to respond to you. Let the police take care of them. If possible, get a good description of the vehicle, license plate and direction in which the vehicle departed to provide the police. Most people have cell phones with them. Try your best to get a photo of the suspect and their license plate.

What should you do if you see something suspicious but you're not sure what you should do, such as there appears to be excessive, out of the ordinary, suspicious recurring activity at a home. You don't want to call the police to report it but feel it should come to someone's attention. Contact one of our "We're Watching You!" Program Coordinators, Bebe Walls or Vicki Pace. They'll give you guidance on how to handle it or they'll take the info from you and run with it.

Please use the Bienville Place Owners Association Facebook page to share any confirmed or suspected crime. Let's warn our neighbors of suspicious and strange happenings in Bienville Place. You never know who you could be helping when you post crime info to our FB page.

Block Coordinator volunteers are needed to assist with the program. Please contact Bebe or Vicki to volunteer to assist as a Block Coordinator.

We will be ordering window decals and street signs. The public needs to know we are partnering to prevent crime and hopefully potential thieves will not burglarize in Bienville Place. More info to come in the future.

Financial Report

Expenses & Income	2017 ACTUAL	2018 BUDGET
Landscaping	\$6,950	\$7,500
Neighborhood Enhancements	\$0	\$1,500
Dues/Covenant Enforcement	\$359	\$2,500
Insurance	\$2,501	\$3,000
Repairs/Maintenance	\$882	\$1,500
Administrative	\$980	\$1,500
Meetings/Events	\$115	\$80
Welcome Committee	\$0	\$0
Landscaping Committee	\$0	\$75
Lake Committee	\$225	\$500
Property Taxes	\$571	\$325
Postal Service	\$70	\$70
Banking Expenses	\$65	\$0
Gift Cards (1-\$100 1-\$50)	\$0	\$150
TOTAL EXPENSES	\$12,718	\$18,700
Income		
Dues - Income	\$19,175	\$14,475
Other Income - COS	\$518	\$0
TOTAL INCOME	\$19,693	\$14,475
Beginning Cash on Hand	\$8,312	\$15,162
Dues Overpayment	(\$125)	\$0
EOY AVAILABLE CASH	\$15,162	\$10,937