



This newsletter has been compiled by the members of the Home Owners Board. It is printed in the hopes of informing our residents of items that are of interest to homeowners/lot owners. If there is an item you would like discussed please contact any HOA Board member.

From the President

Courtland Crouchet

I have lived in Lake Ramsey almost eight years. During that time I have seen things happen that I could not believe; things that no one is proud of in our community. I have also seen things that ought to be done, that never get done. I guess there is resistance to change.

I have been fortunate enough to work with a number of individuals in our community who have a devotion to Lake Ramsey that goes beyond words. People who help keep our community working. I won't mention any names, but I should. People who constantly monitor the front gate problems, or take care of the flower gardens, or monitor the electrical problems, put old Christmas trees in the lake for the ecology, pick up trash and liter, get out flyers and announcements about events coming up, make wreaths for our front entrance, decorate for Christmas, hold events for the children, and do many other things.

In spite of what we accomplish as a group or by individual effort, there is so much more that can be done – if we only had more help. I know

there are a lot of talented people in our community. If we could get a few more of them to help, there is no telling what we could accomplish. Our annual elections are coming up and this could be a good time to get involved.

Improving our communications is very important. To that end we have implemented this newsletter. The board wants to keep everyone informed about things going on in Lake Ramsey. Please, if you think there is a subject worthy of printing in our newsletter – let us know.

We have two Special Events coming up soon. In August we will have a meeting to discuss Covenant Changes and in September we will have a Planning Meeting. The time and location for these events will be announced shortly. We will keep everyone informed.

From the Secretary

Kathy Zeringue

Beginning with this issue the Homeowners Association of Lake Ramsey will mail a quarterly newsletter. It will strive to keep residents, as well as lot owners, informed of important issues facing our community. Board officers and committee chairman will report on issues pertinent to Lake Ramsey. Of course, this will be a supplement to the official web site, www.lakeramsey.com.

On our website residents can find the current Minutes from the last HOA monthly meeting, Covenants, contact information of

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various public utilities, clubs & organizations, contact phone numbers for parish officials and so much more. Check out the pictures of the latest fishing rodeo and special photographs that residents have sent to Paul Barrios, our web master. We are so fortunate to have Paul serving our community with his talents.

There is also a "yahoo group" which provides e-mail contact among residents. To belong to the "yahoo group" simply go to the website www.lakeramsey.com, at the bottom of the page find the section to apply to become a member.

There will be an article each quarter entitled, "Did You Know?" Here you will be given some history of our subdivision. It has been a long journey for many leaders of our community to reach the place we are in today. Perhaps not yet perfect but progressing.

Did you know?

Kathy Zeringue

Let us begin with our beautiful Lake Ramsey. Did you know that the lake is man-made and proximately 400 plus acres? Did you know that the water that fills the lake comes from both rain and an artesian well that is fed from an aquifer that is 3,800 feet deep? This naturally purified water, the source of our drinking water, is rich with natural minerals and unaltered by chemicals. The aquifer begins many miles north in Arkansas.

Lake Ramsey is abundant with bass, cat fish, brim, sac-a-lait, and turtles. Recently, a new strain of "Tiger" bass has been added to the fish community. Beaver and river otters have been spotted occasionally. Every now and again an alligator is spotted in the lake. However, they soon disappear from our busy waters. Residents are asked to never feed a gator.

Each resident can help to maintain our beautiful clean lake by never throwing any type of trash or food waste into the lake. Excess fertilizer used on the lawn will be washed into the lake water. This is a man-made lake and has no ability to deal with trash. Please do your part to help keep it clean. Also, remember that the fish you eat and the water your children and grandchildren swim in is affected by the debris or chemicals entering the water.

On most days if you look up you will see the bald eagle that nest in the woodlands surrounding Lake Ramsey. We have an abundance of blue birds, swallows, herons, ducks, geese and many other birds. Our area is frequently visited by the bird watchers society.

When Lake Ramsey was first developed there was a Home Owners Board but because of various problems it was dissolved by the Court. After several years of doing without an active HOA to oversee compliance of the covenants, Lake Ramsey was beginning to develop many problems. At the same time the developer had filed bankruptcy and was no longer cutting grass,

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consequently the front entrance was looking pretty overgrown. At this time a resident, Kathy Lyons, met with several other residents and they decided to put up \$10 each to have the grass cut. This one act snowballed into a community effort to clean up the Lake Ramsey Subdivision. A decision was made to form a "Garden Club". Several of the men wanted to participate but had objections to belonging to a "Garden Club". This was the founding of the Lake Ramsey Civic Association, a group desiring to keep our subdivision looking presentable, but who also enjoy socializing at monthly meetings with friendly and caring neighbors.

As the Civic Club met they found that we had many problems that could not be solved by just a few with no funding. Our streets needed repair, all of the green spaces needed to be cut on a regular basis and there was no Architectural committee to approve house plans and enforce the Covenants. Several of the Civic Board members looked into reopening the HOA of Lake Ramsey. Here thanks go to Charlie Giuarusso, Jan Miller, Louis Zeringue, Kathy Lyons and several more. Because of their efforts permission was granted to reinstate the HOA.

So now you have a brief history of your subdivision. There have been many growing pains through the years. Those members who give their time to serving on the HOA Board are striving to enforce the Covenants, keep the streets and drains in repair, as well as, trying to bring further

improvements to all residents. You have not only the HOA Board to help you but also a management company who will assist with any problems that might arise in the neighborhood. Please feel free to call GNO Management or a board member should you have questions.

Outdated Covenants

Contributed by Steve King

As you may or may not know there are several sets of Covenants that are attached to the different Phases of our development, all of which are extremely out dated. For just one instance, the existing Covenants prohibit residents from having antennas. The "dish" most of the homes have could be interpreted as an antenna. Another portion of the Covenants deal with boats and boat trailers not being allowed on the property. We are a boating community and therefore we all have our "water toys". It has been proposed that any boat or boat trailer may be parked on the property as long as it is behind the front of the home's set back. There is a genuine need for an updating and consolidation of our Covenants. The HOA Board feels that each resident in Lake Ramsey should have the same Covenants as every other resident. Therefore, there will be a request on the October ballot for each resident to approve the revised Covenants. Many hours have been spent in the last two years on updating and improving our Covenants. When you receive your ballot in September please consider approving the new Covenants. Your HOA Board strives to

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improve the quality of life while increasing the value of your property and safety of our neighborhood.

The Lake

Contributed by Art Lyons

Many residents are concerned with the present level of the lake. At this time the HOA is in litigation with OCI, the John Mamoulides group, to control the lake. Our attorney Trey Lape has made great strides in bringing the lake into the ownership of the HOA of Lake Ramsey. We feel that we are very close to a legal decision as to whom the lake belongs. A new boulevard is also in the final stage of design and should result in a safe and beautiful entrance to our little piece of paradise.

The Board budgeted and approved \$4,000.00 for bass to be added to the lake as recommended by the biologist with American Sportfish. The company surveyed and tested the lake in October. Their report is posted on the website. We added 4,000 Tiger Bass in early June to the North Lake. Tiger Bass are a cross between Native and Florida Bass. Half of the fish were put in at the front and the other at the boat launch.

If you catch the Grass Carp please do not throw them back into the lake. They have done their job of cleaning out the grass and need to be removed. We are in hopes that the lower lake level does not cause the grass to return.

PLEASE DO NOT THROW TRASH IN THE LAKE.

The Gated Entrance

Contributed by Don Hotard/Steve King

We have had several problems with the gate electronics due to electrical storms. Please be patient, the gate company is notified as soon as incidents occurs.

I have had several residents inquiry about having their phone numbers, that are not (985) area code, linked to the front gate. I have been informed that Google Voice will give you a (985) exchanged phone number that will forward the call to the phone without the (985) area code. Best of all it is FREE. Visit www.google.com/voice.

Architectural Committee

Contributed by Don Hotard

A reminder to all residents, any building projects; such as fences, sheds, docks, etc. should begin with completing a project request form and submitting it to the Architectural Committee, for approval. Also, any project that changes the footprint or elevation (look) of a home requires pre-approval from the Architectural Committee. If you have any questions fell free to contact Don Hotard.

Nomination Committee

Contributed by Steve King

Registration forms for the upcoming HOA board elections will be available at the July

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HOA meeting and from any member of the election committee. A slate of candidates to serve a two-year term will be submitted at the August HOA meeting. Each candidate must be a member in good standing and agree to accept the responsibility of directorship. Good standing is defined as being current on dues assessed to each lot owned by the prospective candidate. Eligibility will be determined through GNO Management records and approval of the HOA board.

Lake Ramsey Garden Club

Contributed by Darlene Parlipiano

The Lake Ramsey Garden Club meets on the first Monday of each month at a member's home. Membership is open to any resident of Lake Ramsey. Our nickname is the "Petal Pushers" and our mission is to improve our own personal gardening skills and to be instrumental in the beautification of our Lake Ramsey community. The Garden Club has partnered with the HOA and together we strive to make Lake Ramsey a beautiful community we can all be proud to call our home.

Our monthly meetings are very informative. We have Master Gardeners and other experts to talk on various topics of interest and an occasional field trip may also be on the agenda. Our Program Committee is already busy planning for this coming year!

The various Committees maintain the gardens at the front and the children's play area in the back on Lake Bend Dr. The

various committees organize the annual Christmas decorating, lighting of the Crape Myrtle beds and seasonal wreaths at the entrance of our subdivision.

We would like to take this opportunity to invite all residents of Lake Ramsey to join the Garden Club. For contact information please go to www.lakeramsey.com and click on the Garden Club button.

Hope to see you in September!

In Closing

By Kathy Zeringue

The HOA board hopes that you have found this newsletter informative. If there are topics you would like to see addressed you may contact any member of the HOA board. There will be another Newsletter prior to the elections in October so that everyone may be introduced to those candidates running for the 2014 Board. If you wish to place your name on the ballot you may contact Steve King, Don Hotard, Pipe Hymel or any board member. You will find phone numbers on the web site, however for those that do not have access to the web site I will list phone numbers below.

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Robert@gnoproperty.com

HOA President, Courtland Crouchet 504-388-4429

HOA Secretary, Kathy Zeringue 985-898-3545

Architectural & Gate, Don Hotard 504-650-7527

Nomination Committee, Steve King 985-893-8089