



This newsletter has been compiled by the members of the Home Owners Board and is the only official newsletter for Lake Ramsey subdivision. It is printed and mailed to inform 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 would like to take this opportunity to thank the HOA Board members who have worked diligently to serve the subdivision. We feel that there has been strides made towards bettering our neighborhood. Between monthly meetings there is a great deal of time and effort that goes into running the business of Lake Ramsey. At present the Board is in negotiations with OCI to have the lake become the property of the HOA. The court date is October 15, 9:30 in Judge Garcia's court room. Residents are welcome to attend.

Our various members have supplied gate cards, posted monthly important dates on the Information Board, had the streets and drains repaired, had fish added to the lake, had the lake surveyed, approved Architectural changes, attended special evening meetings, reported the business of the monthly meetings, continue to attempt to update the current Covenants, exchanged countless HOA e-mails and currently are holding elections for the Board replacements that are retiring at the end of their terms in October.

From the Secretary

Kathy Zeringue

Property owners will soon be receiving their ballots for the election of the new HOA board members. Use your privilege to vote, read the candidate's bios in this newsletter to make an informed selection. You will also find their information on our official web site www.lakeramsey.com. These new members will join the existing members in making many important decisions for you and the entire subdivision.

Street repairs have begun work on the gate and a new gate repair contract is in the works. The Architectural Committee has recently approved several building and remodeling projects. All of these projects are the results of many hours donated by your HOA Board members.

Did you know?

By Nelwyn McInnis
Mitigation Program Manager
Mississippi/Louisiana

Lake Ramsey Conservation Area Notice by The Nature Conservancy

As most of you know, the Lake Ramsay Conservation Area nearly surrounds the Lake Ramsey Subdivision and is comprised of lands owned by The Nature Conservancy (TNC) at our Lake Ramsay Preserve (504 acres) and the Louisiana Department of Wildlife and Fisheries (LDWF) at the Lake Ramsay Savanna Wildlife Management Area (796 acres). The Lake Ramsey Subdivision website has information on the natural qualities of the conservation area and a map of the ownership. Recently there has been some discussion on the Yahoo group about unwanted ATV use in the subdivision and surrounding lands and we have been getting a lot more damage to our property from ATV use, so we wanted to provide some additional information and reminders to everyone.

ATVs are not permitted anywhere on the Lake Ramsey Conservation Area and no public hunting is allowed on the TNC tracts. It is privately owned property and only members of the archery-only Lake Ramsey Hunt Club are permitted to hunt TNC land. For public access and ease of hiking, TNC established a parking area and hiking trail off of Horse Branch Road. This area is open for foot traffic; and even though it is hot, late summer and fall are great times to see many plants in bloom and lots of wildlife.

The WMA tracts of the Lake Ramsay Conservation Area are owned and managed by the LDWF. Visitors to the WMA portions are required to possess a fishing license, a hunting license, or a Wild Louisiana Stamp which can be acquired on-line. Access to the WMA is 'Walk-In' only meaning ATVs or any motorized vehicles are prohibited. All WMA users are also

required to fill out and submit 'Self Clearing Check-In/Check-Out' documentation before and after any activity on the WMA. The Check-In Station and information on the WMA can be found at the southwest corner of the intersection of Lake Ramsey and Horse Branch Roads. More information about WMAs can be found online at www.wlf.louisiana.gov/wma.

The Lake Ramsay Conservation Area is a special natural area and is a great asset to the Lake Ramsey Subdivision if we take care of it and do not damage the habitat. Several members of the Lake Ramsey Hunting Club work for LDWF law enforcement. **Unauthorized individuals riding ATVs or hunting on TNC land will be prosecuted if caught.** If at any time you would like to report unauthorized ATV use in the Lake Ramsay Conservation Area, please call 1-800-442-2511. Thanks everyone for your support and cooperation.

Outdated Covenants

At this time the HOA Board feels that the revised Covenants are not yet in proper legal terms and needs to be held back from presentation. The Board will continue to prepare a proper and complete set of updated Covenants for submittal to the residents.

The Lake

Contributed by Art Lyons

Recently Apple Snails have been seen in the lake. They lay their eggs in a pink "bubble gum" substance in grass just above the water line. Should you see these "nest" be careful not to come in direct contact with the substance but remove and place in the trash. If you should spot a large snail this should also be removed.

Barry Smith of the American Sportfish, reports they have some of the Apple Snails in their area that may have been released from aquariums. These snails seem to thrive in areas of high vegetation and red ear sunfish (shellcracker or

chinkapin) are known to eat the small snails. Lake Ramsey had a good population of red ear on the last sample, so he thinks they will help control these snails.

I have scheduled our annual electrofishing survey on the afternoon of Wednesday October, 30.

The Gated Entrance

Contributed by Don Hotard

At the September HOA Meeting, the Board of Directors decided to proceed with repairs of the street at the Front Gate and to install sensors so that the gate can be operational again. This was on hold, waiting for OCI to begin construction of the new boulevard. Unfortunately, the sensors will have to be moved and reinstalled when the boulevard is constructed.

Architectural Committee

Contributed by Don Hotard

As a reminder to all residents, please, check with the Architectural Committee before starting a construction project at your resident/property, to be sure all issues are cleared.

Nomination Committee

Contributed by Steve King

As our annual meeting date of October 26th approaches, certain bylaw requirements have taken place. This is the scheduled time for HOA board member elections to be held. We sought candidates for five positions opening in November.

Prior to the August board meeting the Nominating Committee presented to the Board of Directors a slate of candidates to serve a two-year term to replace the directors whose regular terms are expiring. Each candidate is required to be an active member in good standing and must agree to accept the responsibility of directorship. The current nominees submitted to the HOA board are in the order of submittal: Kathy Zeringue, Barbara Botsay, David Wittner, Carl Rebouche, Joe Urick and Bill Bagnell. All applicants are in good standing.

Eligibility of all candidates was checked through current bylaw requirements, focusing on homeowners of unrestricted lots. In 2011 a proposed bylaw change was submitted to the membership for a vote and was passed. The current bylaws state the following:

“In order that the corporation may determine the members entitled to notice of or to vote at any meeting of the membership or any adjournment thereof, or to express consent to corporate action in writing without a meeting, the Board of Directors may, in advance, fix a record date. **A determination of members of record entitled to notice of or to vote at a meeting of the membership shall apply to any person who has currently paid member dues or user fee.** A determination of members of record entitled to notice of or to vote at a meeting of the membership shall apply to any adjournment of that meeting unless the Board of Directors should act to fix a new record date for the adjourned meeting.” **All candidates meet this criteria.**

Have a blessed day and good luck to all seeking election to the HOA Board of Lake Ramsey.

Barbara Botsay Bio:

Barbara is currently serving on the HOA Board. She and her husband Jim have been

residents of Lake Ramsey since 2007. Barbara is an active insurance agent, as well as, a Notary Public. She feels that her knowledge in the insurance field and knowledge of the laws, obtained through her work will be helpful to the Board. Barbara looks forward to continuing her service on the Board.

Carl A. Rebouche Bio:

Carl Rebouche served six years with the U.S. Marines 1st Air Wing, Expeditionary Forces as an officer. Carl attended the Naval Air Institute in airfield combat construction and operations. He obtained a Civil Engineering Technology degree from the University of Pennsylvania. Carl was employed with the Army Corps of Engineers for 15 years as a project manager and contracting officer representative. He has served as commander in flood and hurricane operations in the South. Carl had his own construction management consultant firm for 15 years, dealing with high profile companies across the South and Northeast. He has been employed with the City of Covington since July of 2004 and Director of Public Works since 2006. In 2003 he moved to the Northshore, when his wife, Rita retired from education after 30 years of service. Carl has been married to Rita for 38 years. Carl has also served on the HOA Board in the past years and looks forward to serving the residents of Lake Ramsey again.

Dave Wittner Bio:

Dave Wittner has been employed by the City of Mandeville as Superintendent of Water and Wastewater since March 1990. He is responsible for managing a staff of 17, providing safe drinking water to 12,000 citizens of Mandeville, as well as sanitary sewer treatment utilizing low energy biological filtration that releases effluent to the Pontchartrain Estuary.

Dave's first experience in the water industry came from working in "inner space" as a Deep Sea Diver. In this position he operated life support systems, practiced hyperbaric medicine and was a team member building and maintaining offshore drilling, underwater production rigs and platforms.

Dave holds Class IV certifications in both Water and Wastewater and teaches water and wastewater classes while serving as the Capital Regions Organizational Chairman and as their first elected Chairman. Other professional affiliations include Chairman of the Committee of Operator Certification, President of the North Lake Chapter of the American Publics Assoc., and Trustee for the Southwest Section of the American Water Works Association.

Dave has been a resident of the Northshore since the early 90s. When not working he, can be found with his wife and children writing music, producing music videos for "You Tube", hunting, fishing and camping. He looks forward to being an active member of the HOA Board.

Joe Urick Bio:

Joe was "president elect" (vice president) of the HOA during the year 2005, and became president in 2006. During his year as president on the board he worked hard to create a better living environment for the residents. The Board's agenda was to improve the quality of life in a subdivision like no other. As a group they were successful in many projects, some of which were:

- 1.The gate was redesigned and widened by four feet.
- 2.The boat dock was designed and built
3. Speed limit signs were designed and installed
- 4.Speed bumps were installed to control speeding
- 5.All FEMA trailers were removed successfully
6. Joe wrote the standing fence specifications.

7. Most importantly, the Board, along with attorney Will Crane, now Federal Judge Crane, wrote the most important standing agreement between John Marmoulides and the residents of Lake Ramsey. This agreement is ongoing and is crucial for the rights of all Lake Ramsey residents.

Joe pledges to work with the other board members in continuing to make improvements to our very special community. Joe looks forward to serving on the HOA Board.

Kathy Zeringue Bio:

Kathy is completing her two year term on the HOA Board as Secretary. She and her husband Louis have lived in Lake Ramsey since 2000. Kathy retired in 2010 after working in varied clerical positions. Since moving to the Northshore, Kathy has been employed as a receptionist, executive assistant and legal assistant. The Zeringues were active in the formation of the Civic Association which developed into the new HOA. Louis served on the HOA Board for eight years. Both Louis and Kathy have always made it their duty to attend all HOA meetings. Kathy has seen many changes take place during the past 13 years living at the lake. She believes that Lake Ramsey becomes more desirable as a place to live as each year goes by. She appreciates the many caring and hard-working residents who have given their time and efforts by being involved in making our community better. As Secretary for the Board, Kathy has recorded and published the minutes to give the residents information on each item discussed at the monthly meeting. She also ensures all Management Reports, Financials Reports and OCI updates are furnished to the residents.

Kathy looks forward to serving friends and neighbors for the next two years.

Bill Bagnell Bio:

Declined the offer to submit a bio.

Lake Ramsey Garden Club

Contributed by Kathleen Crouchet

The third year of the Lake Ramsey Garden Club began in September. At the October meeting, a schedule of events (speakers, field trips and classes) was presented. The Garden Club will continue to work with the HOA to provide seasonal flowers and wreaths for the gates. Any resident of Lake Ramsey is welcome to join the Garden Club. Look for meeting time and location on the Information Board each month.

In Closing

By Kathy Zeringue

As fall approaches and the leaves and pine needles cover the ground we need to consider the cleaning of street drains. If you have a drain on your property please take just a few minutes to rake up and remove any debris from the drain. This will help to keep the drains flowing.

We are entering the holiday season which begins with Halloween on October 31 and goes through New Years Day – 2014. Can you believe another year has passed? May the entire holiday weeks be a safe and happy time for you and your family.

Important information:

GNO Management –504-5287028

Robert@gnoproperty.com

HOA Pres. – Courtland Crouchet-504-388-4429

HOA Secretary – Kathy Zeringue- 898-3545

Architectural & Gate – Don Hotard –867-8594

Nomination Committee – Steve King -893-8089