



Shenandoah Homeowner's Association

Serving the Homeowners of Shenandoah Estates Since 1972

May - Yard of the Month

By: Kevin McNicoll

Congratulations to this month's winner of the 'Yard of the Month' award that goes to **4942 Antioch Blvd.** The owner receives a **\$25** gift certificate to **Clegg's Nursery**, our gracious sponsor.

Thanks to all of you who take pride in your property. Keep up the great work! We'll be judging 'Yard of the Month' nominations every month and announcing the winner in Newswatch.

Nominations can be submitted any time to our website address: beautification@shawebwatch.com.

From the President - Henry Grace 2013 Dues

Good news! The dues for the Shenandoah Homeowners Association have been reduced to \$30.00 because the Shenandoah Estates Crime Prevention and Improvement District took over the security detail for Shenandoah Estates. This was a \$48,000.00 item that all 2,000+ residents of Shenandoah Estates were getting as a benefit. We say benefit because a good security and traffic enforcement program within the Shenandoah Estates is one of the best deterrents against crime. With the Shenandoah Estates Crime Prevention and

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Shenandoah Homeowner's Association 2013 Membership Enrollment Form

PLEASE PRINT ALL INFORMATION CLEARLY

Name _____ Home Phone _____

Address _____ E-mail Address _____

Comments _____

SHA dues are **\$30.00** per calendar year (Jan-Dec). You may include additional funds to be specifically applied to an area of particular interest to you. Please indicate where you would like to have any such funds credited:

- | | | | |
|---|---|--|--------------------------------|
| <input type="checkbox"/> General Operations | <input type="checkbox"/> Beautification | <input type="checkbox"/> Membership | <input type="checkbox"/> Legal |
| <input type="checkbox"/> Security (including radar patrols) | | <input type="checkbox"/> Other (Specify in comments section) | |

Please make your check payable to *Shenandoah Homeowner's Association*, then cut out this form and mail to:

Shenandoah Homeowner's Association
P.O. Box 77204
Baton Rouge, LA 70879-7204

PRESIDENT ... from page 1

Improvement District, Shenandoah Estates has increased security and the enforcement program by patrolling at least 4 hours every day of the year.

Even though we are now part of the Shenandoah Estates Crime Prevention and Improvement District, The Shenandoah Estates Homeowners Association still has specific duties to Shenandoah Estates. The 2013 Budget for the Shenandoah Estates Homeowners Association totals \$31,020.00. The monthly Shenandoah Estates Homeowners Association publication, the **NEWSWATCH**, costs about \$540.00 monthly to mail out. This amounts to \$6,500.00 per year. In order to keep the entrances to Shenandoah Estates beautiful and as well kept as last year, we kept the same budgeted amount as 2012. Lawn care is \$3,000.00 and Beautification \$1,200.00. During 2011, in order to protect PROPERTY VALUES in Shenandoah Estates, almost \$9,000 was spent on legal fees. This was not in the budget for 2011 or 2012 and the Board of Directors represented the residents of Shenandoah Estates in protecting the restrictions, like building a sheet metal shed on the property line, inappropriate re-zoning, and having an organized body to hear grievances and approve home improvements for Shenandoah Estates. There is peace of mind in knowing fellow neighbors will stand with you against restriction violations that may affect you, your family and your PROPERTY VALUE.

This year, with over 2,000 residents, only 225 sent in membership dues which amounted to only \$7,745.00. Some residents sent in more than \$30.00. Some sent in \$100.00 and some sent in \$200.00, with additional funds to be specifically applied to an area of particular interest, like beautification, legal, community activity or membership. The Shenandoah Estates Homeowners Association solicits these voluntary dues annually to help keep up the

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NEWSWATCH

A Monthly Publication of the
Shenandoah Homeowners Association

OFFICERS AND DIRECTORS

Henry Grace President
Chester Welch Vice President
Michael Bass Treasurer
Diana Martin Secretary

Paul Berniard, Bill Cornwall, Tom Hirschey, Sandra Lambert, Kevin McNicoll, Keith Mitchell, Gretchen Nestler

SHA INFORMATION NUMBERS

Henry Grace 752-0395
General Information and Membership

Tom Hirschey 753-9562
SHASP Information

Vacant ###-####
Architectural Control Information

SHA WEBSITE: <http://www.SHAwebwatch.com>

ADVERTISING

Please support the merchants and professionals who work with us to keep you informed. Revenue from ads makes the publication of the *NewsWatch* possible.

ADVERTISING RATES

All rate quotes are for **camera ready** ads.
NewsWatch monthly circulation is approximately 2125.

Half page on back cover \$175.00
Pre-printed insert \$150.00
Half page inside \$120.00
Quarter page \$70.00
Small ad \$40.00

Ad space is limited. All ads are placed on a first right of refusal and first come, first served basis.

For further information contact:
Linda Ledoux, Publisher

753-8574

Printed by The Graphic Source

IN AN EMERGENCY

Emergency..... 911
Sheriff's Dispatch389-5073

The Shenandoah Estates Crime Prevention and Improvements District voicemail number is 753-4260.
Use it as follows:

1. In an emergency, call 911. The Sheriff's Dispatcher and SECPID may be called later, if time permits.
2. To report vandalism or suspicious activity notify the Sheriff's Office. Then use the SECPID voicemail to notify the District.
3. To arrange for patrol checks of your home while on vacation, use the SECPID voicemail.

All signed or otherwise attributed articles are the sole opinion of the writer and are not an editorial position of the SHA or the Publisher.



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Where: 3555 Jones Creek Rd,

When: Monday thru Friday, 8:30a - 3:30p

How much: \$ 10 per child for the entire week. (only 30 slots available)

Phone to Register: 225-752-7961

PRESIDENT ... from page 2

PROPERTY VALUES for everyone in Shenandoah Estates Subdivision. We need your help in this effort. A dues notice is on the front of the NEWSWATCH. If you have not already done so, please send in your dues of at least \$30.00.

This year the Shenandoah Estates Crime and Improvement District and the Shenandoah Estates Homeowners Association would like to promote the American Flag from June 14 (Flag Day) to July 4 (Independence Day). Flags will be provided free to the residents of Shenandoah Estates. An American Flag, 7 ½ inches by 11 ½ inches, on a wooden stick will be placed in the front yard of every lot in Shenandoah Estates Subdivision (yes, all 2,000+ homeowners).

Shenandoah Estates needs your help in getting these American flags put out in the neighborhood. If you would like to help your block or your area in the subdivision by putting these flags in the front yard of your neighbors, send an email to president@shawebwatch.com or call President Henry Grace 225-752-0395 and let us know how many flags you need and where you want us to deliver them.

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OMEPRAZOLE 40MG (GENERIC PRILOSEC)	30	\$56.82	\$44.99	\$22.31
ATORVASTATIN 40MG (GENERIC LIPITOR)	30	\$74.42	\$69.99	\$24.97
TAMSULOSIN 4MG (GENERIC FLOMAX)	30	\$65.94	\$66.69	\$19.19
ESCITALOPRAM 20MG (GENERIC LEXAPRO)	30	\$158.94	\$104.99	\$24.38
TOTAL FOR ALL DRUGS LISTED		\$458.84	\$443.65	\$104.38

IF YOU DO NOT SEE YOUR MEDICATION LISTED PLEASE CALL US FOR A PRICE QUOTE. PRICES WERE OBTAINED THE WEEK OF MAY 6TH FROM WAL-MART #5328 LOCATED AT 14241 COURSEY BLVD. AND WALGREENS #2980 LOCATED AT SHERWOOD FOREST & COURSEY BLVD.

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SECPID Patrol Report

April 2013

Shifts Patrolled:	34
Traffic Stops:	132
Citations Issued:	93
Warnings Issued:	39
Vacation Checks:	33
Traffic Charges:	109
Narcotic Arrests:	1
Insurance Storages:	1
Other Arrests:	9

Due to the length of the President's Message and the publication of the Crime Improvement District's meeting minutes, Captain Buquois's safety message will resume next month.

behalf of Mr. Mercer by Henry Grace. Motion to accept made by Henry Grace and seconded by Tom Hirschey. Motion carried. The Treasurer is authorized to sign letter.

Henry talked to the assessor concerning the number of parcels within the Crime District. Last year there were 1900, this year only 1875. This will be looked at closely.

Old Business –

1. Guests were welcomed by the Board. Members of the Woodlawn Homeowners Association were in attendance.

2. **Security Patrol Report** – Tom Hirschey – We have had one full year of experience with the Crime District. Tom presented a history of the Shenandoah Homeowners Association Security Patrol to the present security patrol. We now have 140 hours of patrol a month at \$26.25 per hour. Security patrol cost \$3780 per month. (A complete report of the Security Patrol Statistics is printed in the Newswatch Newsletter). So far this year there have been 24 arrests with 7 coming in March and April.

3. **Installation of Security Cameras** – Ed Campanella – In September, 2012, the Board engaged Tyco Integrated Security, formerly known as ADT Security, to install two security cameras, one on Shenandoah Avenue and the other on Antioch. Since that time, installation has taken place; however, Tyco has not been able to get the cameras to work properly after several attempts and discussions. The failure was blamed on the "Techs". A letter from our attorney dated April 1, 2013 gave Tyco until April 16th to take corrective action. Tyco asked for an extension through the attorney. The request was presented to the Board for approval. The Board was

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The Shenandoah Crime Prevention & Improvement District Meeting: April 16, 2013

Present: Ed Campanella, President, Henry Grace, Treasurer, Diana Martin, Secretary, Tom Hirschey, Security, Annette Mire, Vice Chairman, Fred Godwin, Board Member, Chester Welch, Board Member, Lynda Evans, Board Member, Bill Cornwall, Board Member

Absent: none

Call to Order – 6:30 P.M.

Roll Call – Quorum present

Secretary Report – Diana Martin - Motion to accept as presented to the members via e-mail. Motion made by Annette Mire and Seconded by Fred Godwin. Motion carried.

Treasurers Report – Henry Grace – More revenue was received in April than in March. Henry is still working on the budget. Will Mercer, CPA was approached to make a Financial Statement for 2012. He has experience with other Crime Districts. His fee range will be \$300.00 to \$350 plus any out of pocket expenses not to exceed \$380.00. He will have audit for June 30th. The Board will receive and approve statements before they are issued. A "Letter of Engagement" was presented on

SHA Meeting Minutes

May 14, 2013

Present: Henry Grace, , Diana Martin, Secretary, Kevin McNicoll, Beautification, President, Chester Welch, Vice President, Mike Bass, Treasurer Bill Cornwall, Board Member, Sandra Lambert, Board Member, Keith Mitchell, Board Member, Gretchen Nestler, Board Member

Absent: Tom Hirsche, Security, Paul Bernard, Board Member.

Meeting called to order at 7:00 P.M. by President Henry Grace. Quorum was present

Secretary Report – Diana Martin - move to accept minutes as printed in the Newswatch Newsletter. With no corrections, motion to approve was made by Chester Welch and seconded by Kevin Mitchell. Motion carried.

Treasurer's Report – Paid membership now at 225. We received \$163 during the month for membership dues. There is \$15,000 in the checking account and \$20,000 in savings. We are on budget at this time.

Security Report – Tom Hirsche is absent however, the entire security report will be printed in the June Newswatch Newsletter.

Architectural Report – Resident on Mobile Ave. wants to put a fence on side of property line. There will be an iron gate on driveway. Motion to accept by Chester Welch and seconded by Mike Bass. Motion carried.

Resident on Chadsford Ave. reports a large travel trailer overlooking her yard. She is requesting options to preserve her privacy. Discussion ensued.

Resident reportedly has cars parked in yard. They were advised to call 311 to report or Kleinpeter Station if after 6:00 P.M.

Beautification Report – Kevin McNicoll – Yard of the month for June is 4942 Antioch. They will receive a \$25 gift certificate from Clegg's Nursery. Congratulations! If you wish to nominate a neighbor or your own yard, go to SHAwebwatch.com to nominate.

New Business - June 14th is Flag Day. The Shenandoah Estates Crime Prevention and Improvement District has allocated money to purchase

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CARE OF THEM?”**



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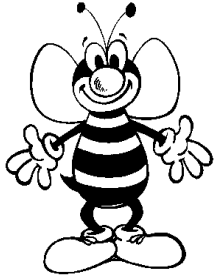
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American flags for each yard in Shenandoah Estates. They should remain in the yard from June 14th through July 4th. Volunteers are needed to put out the flags and put out signs in the subdivision. Please call Henry Grace at 225-752-0395 or email president@shawebwatch.com if you are interested in helping with this effort..

Metro Nine meeting is scheduled for May 15th at the Jones Creek Library at 7:00 P.M. They will discuss the definition of a "single family".

The Shenandoah Estates Crime Prevention and Improvement District will hold the next meeting on July 16th at the Jones Creek Library at 6:30 P.M.

The next meeting of the Shenandoah Homeowners Association is scheduled for June 11th at the Jones Creek Library at 7:00 P.M.

Meeting adjourned at 8:30 P.M.

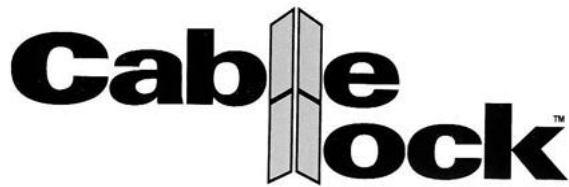
Respectfully submitted,
Diana Martin, Secretary

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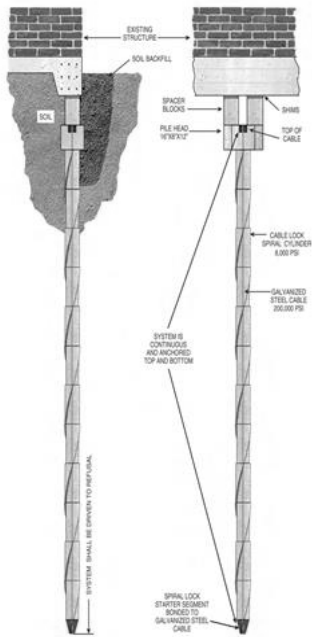
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- Hokie Gajan

CRIME DISTRICT ... from page 5

1. Guests were welcomed by the Board. Members of the Woodlawn Homeowners Association were in attendance.

2. **Security Patrol Report** – Tom Hirschey – We have had one full year of experience with the Crime District. Tom presented a history of the Shenandoah Homeowners Association Security Patrol to the present security patrol. We now have 140 hours of patrol a month at \$26.25 per hour. Security patrol cost \$3780 per month.(A complete report of the Security Patrol Statistics is printed in the Newswatch Newsletter). So far this year there have been 24 arrests with 7 coming in March and April.

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A discussion ensued concerning the next steps for the Board to get another company to install cameras and move forward with the original intention. Fred Godwin made a motion to waive the 24 hour notice for an Agenda change. This was seconded by Henry Grace and motion carried.

A committee was set up to start over with this process and locate another company to install the cameras. Committee members are Diana Martin, Henry Grace, Annette Mire and Bill Cornwall. Their mission is to set up specifications for the camera surveillance and research and recommend a vendor to handle the camera installation. The first two cameras are to be installed on Shenandoah Avenue and Antioch.

4. **Insurance and Risk Management** – Fred Godwin – Discussion tabled until camera issue is resolved.

New Business –

1. Signs for video surveillance notice, 12" x 6", can be purchased for \$422.40 for 12 signs.

2. Suggestion made by Captain Buquoi, presented by Tom Hirschey, to buy a laser unit to be used in patrol unit in Shenandoah. The cost would be \$1400. Henry Grace made a motion to take \$1500 out of the classification out of "District Improvement" for use by the Sheriff's patrol.

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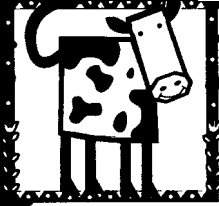
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Motion was withdrawn.

3. Henry Grace would like to buy American flags for every parcel in Shenandoah to be displayed in yards in June and July. Costs would be \$1 each. Woodlawn does this and receives very positive comments. Henry made a motion to use \$3000.00 to purchase flags and decorate entrances. Annette Mire seconded. Motion carried.

Announcements – Upcoming meetings: July 16, 2013, October 15, 2013, and January 21, 2014 at 6:30 at the Jones Creek Library.

Meeting adjourned at 7:57 P.M.

Respectfully submitted by

Diana Martin

Secretary

April Sheriff's Office Call Report

From EBRSO.ORG

Zone 9A2 includes all the area east of Jones Creek Rd, south of George O'Neal Rd, and north of Tiger Bend Rd and Babin Rd.

This area includes not only our subdivision, but a number of other major subdivisions and also all the developments and apartments off George O'Neal, and the businesses on the east side of Jones Creek Road.

	SECPID	9A2
911 Call	7	22
Alarm	31	87
Battery/Assault	0	3
Burglary	2	5
Damage to Property	0	4
Disturbance	10	24
DWI	1	1
Fight	0	1
Hit and Run	0	1
Improper Phone Usage	1	2
Missing Person	0	4
Vehicle Theft	1	1
Prowler	1	1
Public Assistance	221	378
Road Hazard	1	2
Stalled Vehicle	2	2
Suspicious Incident	7	19
Theft	7	12
Vehicle Crash	3	6
Vehicle Burglary	1	3
Vice Offense	0	2
Violations	46	55
TOTAL	342	635

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Happy Hour Monday to Friday 4:00 pm to 7:00 pm

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REAL ESTATE UPDATE

**By: Janie Fowler, CRS
EXIT Real Estate Group**

During the reporting period, seven homes were placed on the market in Shenandoah Estates. The average new listing price is \$213,900 with a living area of 2235 square feet and a price of \$95.69 per square foot.

There are currently 25 homes available in Shenandoah Estates. The average listing price is \$195,704 with an average living area of 2209 square feet, for an average listing price of \$88.61 per square foot. The average home has been on the market for 71 days.

There were ten homes reported sold by an MLS Realtor during the reporting period. This does not include any sale by owner activity. The average sale price was \$184,680 with a living area of 2036 square feet, for a sale price of \$90.70 per square foot. The average house sold was on the market for 40 days.

Age	#	Ave Sale	\$/SF	Median	DOM
0-20	n/a	n/a	n/a	n/a	n/a
21-30	6	\$192,650	\$98.66	\$181,000	53
31+	4	\$172,725	\$78.75	\$172,000	21

The sales listed below are those that were reported as closed during the reporting period. Information is based exclusively on MLS data and is neither guaranteed nor warranted. This listing is a reference only and is not intended to accurately reflect your individual home's value.

Address	Lv Area	Selling Price
16223 Confederate	2918	\$207,000
17638 Culps Bluff	2302	\$246,000
5834 Frederick	1677	\$139,900
17554 General Forrest	2438	\$242,000
17031 General Pickett	1616	\$168,000
15668 Malvern Hill	2430	\$196,000
15030 Seven Pines	1851	\$148,000
17627 Sharpsburg	1711	\$151,000
17712 Sharpsburg	1691	\$154,900
5244 Wilderness	1902	\$194,000

**Please join us for the next SHA
Meeting June 11th, 7PM at
the Jones Creek Library.**

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Shenandoah Homeowners Association

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Please attend the SHA Board Meeting at 7PM Tuesday, June 11th, at the Jones Creek Library.



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Limit two with a \$25 or more
additional food purchase and this coupon.
Valid June 11 - June 20, 2013

Hi Nabor Coupon #28-SD

\$5.00 off
with a \$40⁰⁰ or more
food purchase and this coupon.

Limit one coupon per family.
Valid June 21 - June 30, 2013

5383 Jones Creek
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