



JT6 August'99 Newsletter

Greetings to all the Jefferson Terrace 6th Filing residents! The Board of Directors hopes your summer ends well and school's start is successful.

The dues election has closed with 110 out of 173 lots voting. The final tally for Resolution 1 (to authorize Board to legally enforce all restrictions) was 104 in favor, 4 opposed and 2 abstaining. The final tally for Resolution 2 (to require a \$100/yr. association dues) was 99 in favor and 11 opposed. Since a simple majority (87 out of 173) was achieved on both resolutions, the resolutions were approved. The Board appreciates your confidence and trust in our ability to carry out the residents' wishes of how best to make JT6 safe, attractive, and a good investment. Please continue to voice any and all concerns to Board members so we get necessary feedback.

Dues notices were sent out recently with a deadline for payment of August 31, 1999. Please be reminded that dues are mandatory (refer to Act of Restrictions) and necessary to finance the various services which make JT6 a great place to live.

There have been at least two new residents born to JT6. Claire Marie was born to Rick and Susan Netemeyer at 10613 Tanwood weighing in at 8 lb. and 3 oz. Jory Allen was born to Allen and Julie Rousell at 10642 Tanwood weighing in at 7 lb.. 15.8 oz. Word is that both mothers and newborns are healthy and glad to be home.

Congratulations to our recent YARD OF THE MONTH winners:

*JulyAllen and Julie Roussell, 10642 Tanwood
August.....Dan and Selisa Beeler, 10515 Claybrook*

Our Welcome Committee volunteers are busy delivering welcome packets to the recent rush of new residents. If you've not received a packet, please contact Marla (292-8059) or Mary Joe (292-4623).

RESTRICTION REMINDERS:

- 4.8) Each individual lot owner shall be responsible for the maintenance of all landscaping on his lot and for maintaining his lot, residence and driveway in a clean and orderly fashion at all times...free from rubbish, trash, debris and noxious weeds, in default of which the Council (Board) may cause such work to be performed and may demand and sue for reimbursement...
- 4.12) Any window covering placed on any windows facing any street must be lined with a white or off-white backing unless otherwise approved by the Council (Board)...
- 4.4) ...A motorboat, recreational vehicle (RV), ... may be maintained, stored or kept on any parcel of property covered by these covenants

only if kept completely from view of the street and only if housed completely within a structure which has been approved by the Council (Board) or only if the location on the lot has been approved by the Council (Board) in advance.
(emphasis added)

Additionally, there are leash laws in Baton Rouge for dogs. Recently, a neighbor was knocked to the ground and bruised/scratched attempting to separate her leashed dog and another unleashed dog as the animals fought. No one wants to exclude dogs from JT6 but please be mindful of our neighbors' safety. The leash laws can help protect the dog-owners from liability.

The Board has been made aware of some serious drainage problems behind some Pinebrook and Fernbrook homes. Several board members have personally witnessed the street flooding on Fernbrook. The Board is aware that the Dept. of Public Works for the City of Baton Rouge is intimately involved in finding a solution. DPW has already solved some drainage problems behind some Cedarbrook homes. The Board will continue to monitor this situation, and is confident that DPW and/or the developers will solve this problem.

A landscape maintenance company has been hired to tidy up the two Tanwood signs and two cul-de-sacs on Pinebrook. We're experiencing some lighting problems at the Tanwood signs and repairs will be done soon. Also, be looking for a new JT6 sign where Fernbrook changes to Groner at Bluebonnet Terrace Subdivision.

The management of the apartment complex behind Fernbrook has been contacted concerning their residents throwing rocks, etc. into JT6 yards. More discussions will follow. In the meantime, perhaps the start of school will occupy these culprits' spare time.

An attorney will be contracted this month to perform initial administrative services for JT6 and also enforce restrictions. As injunctions and liens are filed and become public record, you will be notified through the newsletter as to the parties involved, the restriction violated and the current status of litigation. We anticipate two filings at this time.

If you have questions on restrictions, Board policies or just seek information, please feel free to contact any Board member at once. Please help the Board amicably address concerns in the neighborhood by keeping the Board informed about problems soon after they first arise.

See you around the neighborhood!!