



Jefferson Terrace 6th Filing Homeowner's Association Newsletter

HELLO NEIGHBORS! This is the August/September/October newsletter with updated information !

WELCOME TO OUR NEW NEIGHBORS! Several houses have sold recently and our neighborhood has been very busy with moving vans! If you are new in the neighborhood and have not been contacted by the Welcome Committee, please give Marla Reeves (292-8059) or Mary Joy Lawrence (292-4623), our Welcome Committee chairwomen, a call.

JT6 has retained an attorney to handle restriction violations that continue beyond the Association's complaint process. Elliot Atkinson is an attorney in Baton Rouge who was recommended by the Louisiana Homeowner's Association to handle legal matters. Mr. Atkinson specializes in this field and currently represents several Homeowner's Associations including large ones such as Shenandoah, here in Baton Rouge.

We have good news regarding efforts to minimize dues. Our Association Attorney, Elliott Atkinson, has successfully obtained and filed amendments to the restrictions approved by Hartley and Vey. A copy of the amendments is attached. The amendments provide that the Association can now seek attorney fees from defendants in all cases when legal action is undertaken to enforce restrictions. Thus, violators will now be liable for the Association's attorney fees in both dues collection cases and in cases to enforce any other restriction. Also, the restrictions were amended to reflect the new \$100.00 per year dues amount. If you have any questions about the amendments contact a Board Member.

On another note, it has come to the Board's attention that some of the lots located in the fourth filing of Jefferson Terrace 6th filing are zoned as commercial property. Apparently, there has been some concern about what affect, if any, this has on homeowners with the "commercial lots". In order to address these concerns, the Board contacted attorney Elliot Atkinson who provided the following opinions and information:

- a) Even though the lots were at some time zoned commercial in the past, the lots are now fully subject to and controlled by the Act of Restrictions, and the lots can only be used as residential properties subject to all the residential restrictions in place. Thus, all properties, even those zoned "commercial", are subject to mandatory dues and must fully comply with the Act of Restrictions.
- b) The commercially zoned lots need to be re-zoned to a classification as "Residential A-1" so as to mandate a buffer zone between any commercial developments adjacent to the subdivision. This is especially critical to homeowners adjacent to the undeveloped vacant lots that face Siegen Lane. Those persons should contact the board immediately. Right now, commercial developments can be constructed directly adjacent to homeowners properties! The board is looking into what can be done to obtain the re-zoning so as to ensure that a buffer zone will adequately isolate our homeowners from any commercial developments on Siegen Lane. The Board wants your input on this, so please contact a Board Member with your thoughts on the issue.

-The new Complaint Committee Chair is Mike Austin, 10623 Tanwood. Please forward written complaints to his address.

-Action is being taken against the resident at 10835 Fernbrook. This lot is clearly in violation of restriction no. 4.8 regarding landscaping and maintenance of lots. The complaint process has been followed through for enforcement purposes. Neighbors to this residence, we appreciate your patience in allowing us to take care of this problem!

-Please keep all dogs on leashes, as this is a law in East Baton Rouge Parish.

RESTRICTION REMINDERS:

It has been brought to our attention, that several cars are being parked in the street throughout the neighborhood. This is a restriction violation (based on *Restriction No. 4.9*, Each individual lot owner shall provide for permanent parking of automobiles, motorboats, and/or recreational vehicles (RV). No vehicle(s) owned or used by the lot owner or occupant shall be parked in the street). This is also a public safety hazard. Please comply with this restriction for the safety of our residents.

4.14 – No basketball goals, sports or recreational equipment shall be allowed on the front one-half (1/2) of any lot.

3.19 – No outside lines, outside television antennas, satellite dishes, above ground improvements or hanging devices shall be allowed without the written consent of the Council, evidenced by a majority vote thereof.

Please follow all speed limits in the neighborhood, there have been reports of speeding residents during rush hours and residents are concerned for safety of children.

Fall is here so look for some updated landscaping at our front entrance!

Fernbrook sign is in the process of being made as to distinguish the street from Groner in Bluebonnet Terrace!

THANKS to our nice volunteer neighbor who fixed the sprinkler and light at the front entrance!

CONGRATULATIONS! Neighbors Keith & Laura Summers and Big Sister Amanda welcomed their new addition to the family, **Julia Claire**, on Friday, August 20th.

YARD OF THE MONTH – September - Mr. & Mrs. Scott Brady, 10637 Hollybrook.

October - Blaine & Brandy DeArmond 11049 Fernbrook.

Thanks for keeping our neighborhood beautiful!!!!!!!

Any factual news, birth announcement, or welcome of new neighbors that you wish to be included in the newsletter, please forward to Newsletter Chairperson, Julie Roussel, At 10642 Tanwood.

Stay tuned for the next newsletter!!!!!!!!!!!!!!