

# GeoJe's

## December, 2021 Newsletter

Hello neighbors,

Another year of Covid and IDA!! **This newsletter contains lots of important information.**

**Our Mission:** The mission and purpose of our Geo-je's Civic Association is to ensure that all homeowners and their families have a quiet, safe place to call home and that the values of our properties are maintained going forward. The Civic Association Board is composed of a few homeowners, elected by the Association, who volunteer their time and are committed to help make this happen.

Many subdivisions have mandatory homeowner's associations memberships with annual dues of hundreds of dollars. Our dues are only \$50 per year. Your participation is vital to fulfilling our mission. Here are some ways your membership dues are used to do that:

- |   |                 |
|---|-----------------|
| 1. Spotlight on entrance/sign – Entergy bill                  | \$290 per year  |
| 2. Contract grass cutting 2 1/2 acres at entrance             | \$2100 per year |
| 3. Beautification (Planting in Cul-de-sacs, sign decorations) | \$170 per year  |
| 4. Annual Meeting and Block Party expenses                    | \$300 per year  |
| 5. Newsletters, Supplies, Welcome packets to New Neighbors    | \$290 per year  |
| 6. Auditing the Association Financials Bi-annually            | \$125 per year  |
| 7. Membership to Greater BR Civic Association                 | \$75 per year   |

**Our Average Annual Regular Expenses = \$3350 per year**

Recent Non-Routine: Tree removal on entrance sign in 2019 \$1500

Big Fallen Tree removal in 2021 after IDA \$1200

Our largest expense is grass cutting of the 2+ acres at the entrance. Mr. Jay Vallot, our neighbor living next to this property graciously and faithfully cut the grass for free for many years. We gave him about **\$400 each year** to cover some of his gasoline costs. The last two years, we have had to hire lawn service contractors to cut this area. We currently have a very good price: paying \$100 per cutting- twice a month for about 9 months and once a month the other 3 months – for a total of **\$2100 a year**.

We average about **45 of 140** homeowners joining each year. At \$50, this provides **annual income of \$2250**. This was sufficient to cover our annual expenses when Mr. Vallot cut the grass for free. Over the last two years when, with contract services, the short fall in revenue was about **\$1100 per year**. Fortunately, our savings covered this increase in expenses. At this pace however, our savings will be depleted in 3-4 years or sooner if we incur tree cutting services costs as in 2019 and 2021. We need at least **22 more homeowners to join to cover the \$1100** shortfall in revenue. Fifty dollars a year is a small cost to keep our subdivision up. **Please consider joining.** If we do not get new members, we will eventually have to cut costs, including not keeping up the entrance to the subdivision, which will **negatively impact our property values**.

To join, simply fill out the membership information sheet included in this newsletter. Then deliver or mail it along with your dues to our Treasurer: **Bren Truett at 16003 Chanove Avenue – her phone number: 324-2947** or contact any other Board member. Everyone paying dues

before or at our annual meeting, will be eligible **for a \$50 dues refund** if their name is drawn at the meeting (you do not have to be present). Members that pay their dues and **attend the annual meeting** will also be eligible for a **\$100 gift card** to be given away at the meeting.

**Annual Meeting:** Our annual Subdivision Association meeting is scheduled for **Monday February 28** at the **Greenwell Springs Branch Library** (Greenwell Springs Road). Our guest speaker this year will be **Central Mayor David Barrow**.

**New Board Members Needed:** Most of our current Board Members have served for many years. We especially want to thank Jeanne Hanegan, our secretary, who after 30 years of outstanding service resigns at the end of 2021. With Jeanne's departure, there will be **three Board positions open**. We will elect new Board members at the Annual Meeting.

The Board meets about every 2-3 months at one of the member's homes for about 1-2 hours to discuss issues pertinent to our subdivision. If you are interested in serving on the Board or have suggestions on how we can better serve our neighborhood families, please contact one of our Board Members (contact information below), before our February Annual Meeting. **We really need to add several new members to the Board in 2022 and welcome anyone interested.**

**Block Party:** Our Block Party held in May 2021 was well attended and a big success. Chris Miller, one of our neighbors again wowed everyone with his magic show. We will continue to keep it in the spring going forward.

**Thanks for Your Help:** Hurricane IDA did considerable damage in Louisiana and impacted several of our neighbors in GeoJe's. Thankfully no one was seriously injured. Neighbors pitched in to help each other cut up and remove trees and debris around our homes and in the roadways. We hired a tree removal contractor to cut up the very large tree and other smaller trees at the entrance to the subdivision and stack the debris near the road to pick up. After the first debris pickup, several neighbors volunteered to help cut up several smaller trees and stack the debris for the second pickup. **A big thank you goes out to Wayne Franklin, Cecil McCarstle, Keith Devall, Mike Truett, Tim Hanegan and Jim Callender.**

**Speed Limit 25 mph:** We continue to see vehicles speeding in the subdivision. There are many children playing in our neighborhood now and quite a few neighbors who regularly walk, jog, or bike ride in our streets, as we have no sidewalks. Please do your part in keeping our streets safe by driving the speed limit and watching out for others.

**Jim Callender, President**

## ***2021 Board Members and Officers***

**PRESIDENT:** Jim Callender      cell: 620-4963, E-mail: callender.jim@gmail.com

**VICE PRESIDENT:** Mike Truett      cell: 405-8039, E-mail: mike.truett@gmail.com

**SECRETARY:** Jeanne Hanegan      cell: 933-6855, E-mail: thanegan@bellsouth.net

**TREASURER:** Bren Truett      cell: 324-2947, E-mail: bren.truett@gmail.com

Gail Devall      cell: 202-2701, E-mail: gtdevall@cox.net

Mathew Eastman      cell: 572-0624, E-mail: matt@meastman.org