



A Publication of Forest Brook HOA

# Forest Brook Newsletter

January 2008

## **President:**

Barrett Marx 727-3337

## **1st Vice President:**

Robert Witzleb 674-1028

## **2nd Vice President:**

Carlo Hernandez 626-7578

## **Secretary:**

Julie Schwarz 624-9363

## **Vice Secretary:**

## **Treasurer:**

Ben Delsa 674-6655

## **Board Member**

Amy Berger 951-8871

## **Committee Directors:**

### **Architectural**

Amy Berger 951-8871

vacant

### **Pool**

Vacant

### **Social**

Jill Chapoton 626-1264

### **Yard of the Month**

Melissa Duvoisin 674-7521

Sara Burke

### **Publishing**

Cielle Drouant 951-7080

### **Decorating**

Addie Folse 727-7698

### **Welcoming**

Julie Schwarz 624-9363

julieschwarz@bellsouth.net

### **Website**

Susan and Charles Sterling 674-7825

## From the HOA Board

In this newsletter you will find biographies of homeowners who have volunteered to be on the board, a ballot which is due by January 31st, the 2007 Profit and Loss statement, and the 2008 Operating Budget. We also have a calendar of the 2008 member meetings and the other social activities in Forest Brook.

Please note that we are in need of 6 block captains. Please review the list and see if your block needs one and volunteer! I have included on the list the number of homes you would be responsible for. The time required is minimal. Please consider pitching in and helping your board, neighbors and ultimately your subdivision. We have a great group of Block Captains right now and we appreciate everything they do for us!



We are also in need of some volunteers for the pool committee. This committee will be in charge of finding/hiring (with the board's approval) someone to clean the pool bathrooms, cabana area and pick up the pool area. They will also be in charge of scheduling pool parties, coordinating clean up prior to the party, assistance with lending of the tables and a post party inspection. If you have any questions about this job, call Amy @ 951-8871—she did this last year and can give you better information about it.

In addition, we will need volunteers to help out with both the social committee and the garden of the month committee. Please call the committee directors listed to the left if you would be interested in helping.

Lastly, we would like to create a covenant/restrictions committee. If you would like to be a part of this committee, please call Julie Schwarz at 624-9363. This committee will be in charge of distributing notices of noncompliance in mailboxes. You will not have to directly speak with anyone. Typically, when we give a notice most homeowners make the correction. The next step would be a formal letter from the board and then a face to face meeting from a board member. Each person handing out notices would need to keep a detailed log of what address they gave a notice to with any pertinent information (ie what type of violation, date, etc). Please consider helping out in this. We are a large subdivision and would like to ensure that our property values remain high.

Thank You,

Your 2007 and your future 2008 HOA Board

Cielle put house doctors here.

# In and Around Forest Brook

## Speeding is becoming an issue in our neighborhood:

We live in a very nice subdivision with lots of children, and those children are our most valued treasure. I am sure that you, like us, would like to keep them safe.

The members of the Board have been asking the homeowners to please respect the traffic laws for the sake of those wonderful little ones. Sadly, we still see speeders, people running stop signs, and even drivers going around school buses when their lights are blinking and the stop sign is out.

We all would like a neighborhood where everyone, children and adults alike, will be able to go biking, rollerblading, running or walking without having to be afraid of being run over by inconsiderate motorists.

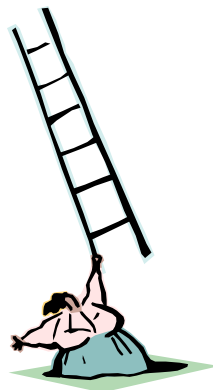
Please be advised that the Board will do what we can to keep everyone safe in Forest Brook. We will be looking into hiring a police detail to come at random times and random dates that will ticket drivers committing offenses. Keep in mind that some of the plans we had for the subdivision may have to change to cover this new expense.

On behalf of the Board, I thank you for your understanding and please consider this your notice of a possible police presence in our neighborhood.

## Neighborhood Goals and

### Aspirations for 2008:

- Resurface pool and cabana decking
- Improved play area in pool green space
- New covenant and restrictions committee
- Expansion of pool decking and cabana additions
- More member participation at meetings
- Neighborhood security
- Improve speeding and stop sign running
- Maintaining common areas
- Working with Parish on drainage
- Maintaining vigilance with development on LA 1088



**If you see suspicious behavior around the pool house or neighborhood please call the St Tammany Sheriff's office Department @ 898-2338**

chem. Dry ad here

Dear Forest Brook residents,

As homeowners in Forest Brook it is our duty to keep our neighborhood looking pristine. This is the beginning of a new year so let's all work together and keep our homes looking top notch. If you see something in disrepair in our green spaces please contact a board member.

As part of a concerted effort, the HOA board will begin routine "patrols" of the neighborhood to ensure that everyone is following the covenants and restrictions. If you know of a violation, please do not hesitate to call a board member – your notification will be anonymous.

If you do not have a copy of the covenants and restrictions, please contact your block captain or a board member and we will get one to you.

Please do not be offended if you receive a notice for not following the covenants or bylaws. We all need to work together to ensure that our property values do not sink any lower in this uncertain market.

All of us chose to live within a neighborhood that regulates certain things so let us all do our part in abiding by the rules and regulations we signed and agreed to follow.

Some of the obvious things we will be looking for: Garbage cans that can be seen from the road, gas lamps not lit, boats and trailers in driveways, and overnight parking on the street.

Thank you for your understanding and cooperation.

~Forest Brook HOA Board

## POOL NEWS

### REMINDER:

The pool is **CLOSED** for the winter.

Residents are not allowed in the pool



### CONSTRUCTION:

Work will be getting under way shortly to resurface the pool. All Seasons pool will be taking care of this job for us. It should be completed by the end of February, barring weather delays.

We have been researching the possibility of changing our pool over to a salt water system. After consulting with pool companies and talking to the board in both Meadow Brook and Quail Creek, we have decided that unless we can afford a commercial salt water system then remaining with our chlorine system is a better choice. Both subdivisions had converted to salt water systems and had to convert back (at \$\$ loss) as a result of the system not being able to keep up with the bathing load. Be patient with us, we are trying to make the right choice for our subdivision.

### FUTURE IMPROVEMENTS:

We still have the expansion of the pool decking and the building of the smaller cabanas on our wish list. If we have the funds, we will do it after the pool closes in the fall of this year.

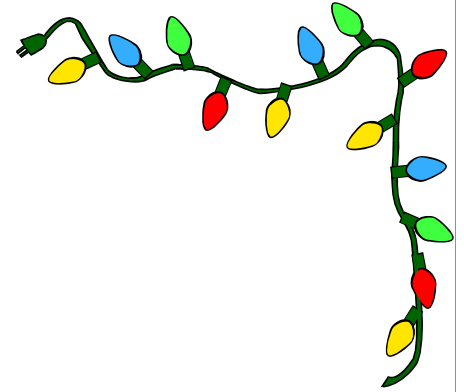
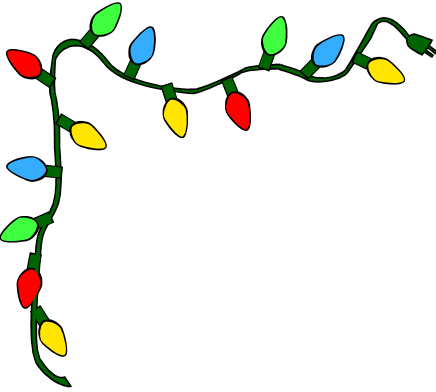
# Block Captains

Forest Brook - Section 1		# of homes		
(to the 2nd Stop sign)	VACANT		10	
Forest Brook - Section 2				
(to Mountain)	VACANT		21	
Meadow Ct.	Barry Cottrell	727-4033	15	Cottrelllava@bellsouth.net
Prairie Ct.	VACANT		11	
Green Ct.	VACANT		10	
Trail Ct.	Mike Legnon	674-6869	12	par4thecourse2@bellsouth.net
Ridge Ct.	Edward Schwarz	624-9363	13	Julieschwarz@bellsouth.net
Crossing Ct.	Gerard Gevarve	626-4911	17	doubleg41su@bellsouth.net
Bluff Ct.-Section 1	David Hilburn	951-8690	24	hilburn@charter.net
Bluff Ct.-Section 2	Andrew Larriviere	951-7577	30	drewrn20@yahoo.com
Valley Ct.	VACANT		11	
Mesa Ct.	Lisa Eschete	624-4789	18	Clesch@bellsouth.net
Desert Ct.	Lisa Eschete	624-4789	20	Clesch@bellsouth.net
Mountain Ct.	Donald Nicholson	951-7274	13	Longtrips0@aol.com
Lake Ct.	Lisa Jones	624-4759	16	Lvjones0103@msn.com
Creek Ct.	Charlie Hall		17	Charlie@hallmar.net
River Ct.	John Ienussa		19	jaiennu@yahoo.com
Knoll Ct.	Chauntiele O'brian	727-4927	11	tttpinklady@charter.net
Cove Ct.	VACANT		10	
Stream Ct.	Stacy Cheredaryk	504-906-1355	9	scheredark@hotmail.com
Range Ct.	Mitch Chapoton	626-1264	27	chapotonm@bellsouth.net
Grove Ct.	Stephanie Orourke		27	Stephanie_Orourke@choicehotels.com
Hill Ct.	Cart Davis	674-7999	26	jamescart1davis@bellsouth.net
Brook Ct (Estates)	Rhonda Kattawar	674-3550	47	rkattawar@bellsouth.net



Block Captain responsibilities include the distribution of newsletters, flyers as well as annual updating of directory. Total volunteer time is roughly 20 minutes a month. Please let Amy Berger know if you are interested in filling a vacant position at 951-8871. Please note that the # of homes listed is the final total, once all lots are built on.

## Winners of Forest Brook Holiday Decorating Contest



### SAVE THE DATE

**January 26th** Mardi Gras  
Parade and party -10 am

**February 23** Member meet-  
ing at pool house 10 am

**March 15th** Easter Egg  
Hunt 11 am

**April 5th**—pool opening

**May 20th**—Member meeting  
@ pool house—7 pm



### SAVE THE DATE

**May 31st**—summer kick off  
party

**June 21st**—Luau

**August 23**—member meet-  
ing @ pool house—10 am

**November 18**—Member  
meeting @ poolhouse-7 pm

Times/dates may change and  
flyers will go out to confirm.

## Covenant Reminders

### Here are a few of the most common violations:

1. No parking overnight on the street in Forest Brook.
2. If you wish to build a shed, fence, addition, driveway, etc on your lot it must be approved by the Architectural Review Committee. Please submit all drawings to Amy Berger at 3272 Range Ct. PRIOR to construction.
3. Garbage receptacles shall not be visible from the street except immediately prior to and after scheduled pickup.
4. All boats and recreational vehicles shall be kept behind the fence. In the Estates boats and recreational vehicles are not allowed to be visible from the street.
5. Gas lanterns need to be lit at all times. Please contact Amy Berger if you need help with your gas lantern.
6. Mailboxes need to be repaired and must conform to the current mailbox standards. Waxing the top makes it look like new, do not paint the mailbox! Black spray paint will spruce up the mailbox pole, scroll and cap. Also, if your mailbox is getting hit by cars, you may want to consider moving it back a few inches, a foot or whatever it takes.



## Sign, Sign everywhere a Sign

Signs are NOT permitted at the entrance to Forest Brook (i.e. real estate signs). Open House signs will only be allowed on the actual day of the open house. Real estate signs are to be erected in the resident's front yard only. Elections are coming up and campaign signs are NOT allowed anywhere in the subdivision. **Please do not staple or nail any notices to stop signs in the neighborhood or you will be FINED \$50.00 per sign.** The HOA will remove any illegal signs that are found. Please call Carlo Hernandez 626-7578 to post a message on the message board.

## Yard of the Month Committee

If you would be interested in helping out in this committee, please call Melissa Duvoisin at 674-7521. Thanks!!



**ADVERTISING RATES**

Business Card Ad	\$30/Year
1/4 Page Ad	\$45/Year
1/2 Page Ad	\$60/Year
Full Page Ad	\$80/Year

To advertise, contact Cielle Drouant at 951-7080 or via email at [cielle1950@bellsouth.net](mailto:cielle1950@bellsouth.net). You will need to provide your business card or your own artwork ready for print.

Make your checks payable to Forest Brook HOA and drop in the drop-box by front door located at 2121 Ridge Ct.

The newsletter is printed and distributed every 2 months (January, March, May, July, September & November)

**Fishing in Forest Brook Ponds:**

Please be aware that we have had problems with our pond's fountain motors as a result of fishing activities. What seems to be happening is the fishing lines get caught on the rope that secures the fountains in the middle of the pond. Then there are two things that have happened.:The fishing lines themselves get sucked into the motor or the securing rope gets pulled towards the shore and then ultimately gets sucked into the motor. Both of these result in the potential of the motor burning up. Please be advised that care needs to be taken around the fountain. If you know that fishing line is broken near the fountain, please notify someone on the board so that we may get someone to take care of the problem before irreparable damage occurs. Please talk to your children and explain that they need to be careful.

We appreciate your caution and cooperation.



**LESLIE D. PILCHER**  
REALTOR®

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(985) 845-9560 FAX  
(504) 432-4890 CELL  
[lesley.pilcher@cbtec.com](mailto:lesley.pilcher@cbtec.com)

103 Beau Chene Blvd.  
Mandeville, LA 70471

[www.coldwellbankertec.com](http://www.coldwellbankertec.com)

Each Office is Independently Owned And Operated

# Salon 59

**3929 Hwy 59****Mandeville, LA 70471****985-867-3443**

Make your appointment to one of the Northshore's finest salons with 12 stylists available specializing in color, cut/styles, and up-do's (Women, Men and Children). Salon 59 offers a full line of waxing, facials, manicures and pedicures. Salon hours are Tuesday-Friday, 9AM-5PM (with late evening appointments available on Tuesday, Wednesday and Thursday) and Saturday hours are from 9AM-3PM. (Manicurist available Tuesday—Friday and every other Saturday). Walk-ins welcome, appointments recommended.

Salon 59 sells the following products: Redken, Big Sexy, Aquage, Matrix, Biolage, Joico and Chi products, to include Chi Flat Irons.

Tina Hanson & Bonnie LeBlanc, Owners

# CANDIDATES FOR HOA BOARD OF DIRECTORS

Amy Berger – I live in Forest Brook at 3272 Range Court, since February 2003. I am 34 yrs old and I have been married to Jay for 9 years. We have two children: Gabrielle and Madeleine. I have a bachelor's in Accounting and a minor in management. I was the president of my former subdivision's HOA for 5 years and I served as vice-chair of the Forest Brook HOA for approximately 3 years. I am currently a board member and I would like to continue to serve.

David D'Angelo—I would like to serve on the HOA Board of Directors. My wife Brandi and I have lived in Forest Brook for almost 4 years. We have 2 children and we could not have asked to live in a better neighborhood. I would like to ensure that it remains that way. I would like to continue focusing on the maintenance and the overall improvement projects for our neighborhood. It is a beautiful neighborhood and I would like to keep it that way. I look forward to working together so we can continue to be proud to call Forest Brook home.

Carlo Hernandez—I am submitting my name for your consideration as a member of the Forest Brook HOA. I am 60 years of age and my wife Denise and our 3 children have lived in Forest Brook for 6 years. I am now retired, but prior to my retirement I worked 31 years for the City of New Orleans. Thirteen years as Chief Planner in charge of the Transportation division, 10 years as Senior Analyst and Project Coordinator for the Department of public works while assisting in planning and managing the streets and drainage improvement projects proposed and implemented during this period of time. 8 years on the New Orleans City Council Research Staff as the Assistant Director in charge of preparing and researching legislative matter and staffing the City Council's Transportation and Parking Committee.

Ron Linsten – I am asking for your consideration to be a HOA Board Member. I can not see paying 25k for a management company. I would work to maintain the neighborhood as well as continuing to improve on the projects the current board has started. I have lived in the New Orleans area for the last 33 years but have only lived in Forrest Brook for one year. I have been married for 10 years to my wife Cherie and have 4 year old twins Allison and Dylan. Thanks for your consideration.

Natalie Scalia - I have lived in Forest Brook since February 2003, first on River Court and now on Hill Court. I am 34 years old and currently a student at SLU where I am finishing my secondary education degree this Spring. Sal and I love raising our 3 children here in Forest Brook. I want to keep the neighborhood from falling into disrepair and keep it on the realtors "top neighborhood list" so I am submitting my name to be on the HOA board. Thank you and I look forward to keeping the neighborhood moving forward.

Julie Schwarz—I have been living in Forest Brook for 4 years and been serving all of you on the Board for 3 years as Secretary. During this time, we have seen many issues brought to us and we always worked hard and diligently to resolve all of them, and for the betterment of the subdivision. I am originally from Mexico and have been married for 15 years to my wonderful husband, Ted. We have an awesome little man, 4 year old Alberto, who is the main reason for me to be on the board and dedicating my free time to the board. We want to instill in our son, pride and happiness for the subdivision we live in, and that will only be accomplished by volunteering time and effort in taking care of the issues that are important to all the homeowners. I would, if you allow me to, like to volunteer my time for another year on the HOA Board of Directors.

Charles Sterling – I am a lifelong resident of St. Tammany. Born and raised in the Slidell area, I moved to Mandeville and Forest Brook in July, 2006. I am married to my wife of nineteen years. Together we have three children ages 18, 12 and 8. The oldest child is a freshman at Southeastern Louisiana University. Currently, I have been a Director of Information Technology since 2003. Before that, I was the Enterprise System Administrator of the St. Tammany Parish School Board. My wife is a third grade teacher at Woodlake Elementary.

# 2008 Forest Brook HOA Board Ballot



Candidate	For	Against
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Amy Berger	_____	_____
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David D'Angelo		
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Carlo Hernandez		
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Ron Linsten		
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Natalie Scalia		
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Julie Schwarz		
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Charles Sterling		
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Please place ballot in the mailbox at the pool house (317 Forest Brook Blvd.) by January 31st.

Thank you for your participation. **Please fill out the information below (even if you have already turned it in) for identifying purposes.**

## Forest Brook Directory Update

Homeowner: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

If you are renting, please list the homeowner's name and address on the 1st line along with your name. We encourage everyone to give us this information, even if you are not voting. We are trying to move towards electronic notices (newsletters, flyers, notices of theft/vandalism, etc). This would allow us the ability to inform you quickly with any emergency information.

# In and around St Tammany

St. Tammany's President (Kevin Davis) Message

## Goals for 2008

1. Begin construction on over \$50 million in new or expanded roads to ease congestion.
2. Complete engineering, and possibly begin construction this year on regional wastewater treatment facilities to improve our environment.
3. Complete design for University Square, so that our children can earn a four year degree in St. Tammany Parish.
4. Continue to grow our economy, bringing jobs to our community and region, so we can participate in the lives of our children and grandchildren.

These are the goals Kevin Davis set for St. Tammany Parish; it is now our duty as citizens to hold him accountable for getting things done.

[www.stpgov.org](http://www.stpgov.org)

## 2008 MARDI GRAS PARADE SCHEDULE

### Covington

1/26 Krewe of Olympia 6 p.m.  
2/5 Krewe of Lions 10 a.m.  
2/5 Krewe of Covington After Lions

### Mandeville

1/25 Krewe of Eve 7 p.m.  
2/1 Krewe of Orpheus 7 p.m.

### Slidell

1/6 Krewe of Claude 1 p.m.  
1/13 Krewe of Slidellians 1 p.m.  
1/19 Krewe of Bilge 12 p.m.  
1/20 Krewe of Perseus 1 p.m.  
1/26 Krewe of Mona Lisa & Moon Pie 7 p.m.  
1/27 Krewe of Dionysus 1:30 p.m.  
2/1 Krewe of Selene 6:30 p.m.

### Lacombe

2/5 Krewe of Skunks 1 p.m.  
2/5 Krewe of Chahta-Ima 1 p.m.

### Madisonville

2/3 Krewe of Tchefuncte 2 p.m.

### Folsom

2/5 Krewe of Folsom 1:30 p.m.

### Bush

2/2 Krewe of Bush 9 a.m.

### Abita Springs

1/26 Krewe Push Mow 11 a.m.

### Pearl River

1/20 Krewe of Pearl River 1:15 p.m.

**Forest Brook Home Owners Assoc.**  
**Profit & Loss**  
**2007 Actual vs. 2008 Budget**

	<u>Jan - Dec 07</u>	<u>08 Budget</u>	<u>Variance \$</u>	<u>Variance %</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>Income</b>				
Advertising	585.00	600.00	15.00	2.6%
Costal Waste	2,184.00	5,014.00	2,830.00	129.6%
Holiday Market	100.00	100.00	0.00	0.0%
Homeowner Dues	95,960.06	130,416.00	34,455.94	35.9%
Pool Party	500.00	500.00	0.00	0.0%
Income - Other	40.00	40.00	0.00	0.0%
<b>Total Income</b>	<u>99,369.06</u>	<u>136,670.00</u>	<u>37,300.94</u>	<u>37.5%</u>
<b>Total Income</b>	99,369.06	136,670.00	37,300.94	37.5%
<b>Expense</b>				
Association Activity	1,998.59	2,025.00	26.41	1.3%
Association Supplies	1,388.34	1,400.00	11.66	0.8%
Cleaning Service (Pool House)	820.00	875.00	55.00	6.7%
Decorations	268.26	350.00	81.74	30.5%
Electricity	8,596.44	8,940.00	343.56	4.0%
Home owner Supplies	673.41	700.00	26.59	3.9%
Insurance	7,647.15	8,025.00	377.85	4.9%
Landscaping/Maintenance	51,681.60	53,520.00	1,838.40	3.6%
Legal Fees	5.00	5.00	0.00	0.0%
Maintenance	2,012.70	2,075.00	62.30	3.1%
Miscellaneous	247.85	255.00	7.15	2.9%
Office Expenses	381.58	600.00	218.42	57.2%
Pool House Supplies	105.11	120.00	14.89	14.2%
Pool Improvements	0.00	30,000.00	30,000.00	100.0%
Pool maintenance	7,563.82	8,100.00	536.18	7.1%
Professional Services	1,854.07	1,900.00	45.93	2.5%
Property Tax	995.10	1,000.00	4.90	0.5%
Security Detail	0.00	2,475.00	2,475.00	100.0%
Tax Preparation	300.00	320.00	20.00	6.7%
Technology	0.00	4,500.00	4,500.00	100.0%
Transfer to/from Reserve Fund	8,036.89	4,510.00	-3,526.89	-43.9%
Water	4,793.15	4,975.00	181.85	3.8%
<b>Total Expense</b>	<u>99,369.06</u>	<u>136,670.00</u>	<u>37,300.94</u>	<u>37.5%</u>
<b>Net Ordinary Income</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
<b>Net Income</b>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>0.0%</u></u>