

**April
2004**



ROSEDOWN HOMEOWNER'S ASSOCIATION

P.O. Box 1282, MANDEVILLE, LA 70470 WWW.ROSEDOWN.ORG

Board Members

Please feel free to contact us with comments, suggestions, or problems

Martha Gonzalez
674-9108

Linda LaPorte
951-8216

Lucille Victor
626-6040

Adrian Leblanc
727-1111

Christine Desposito
626-9199

RACC

*Rosedown Architectural
Control Committee*

Doug Henkel
674-0545

Warren Joseph
626-4799

Carl Ostrand
626-0826

Committee Chairpersons

If you are interested in joining a committee, please contact the following:

• **Activities**

Christine Desposito
626-9199

Linda LaPorte
951-8216

• **Decorations**

Sara Kok
624-9331

• **Welcoming**

Cynthia Quant
727-4130

Renee Maurin
626-7326

• **Landscape**

Rae Smith
674-0556

• **Maintenance**

Adrian Leblanc
727-1111

• **Neighborhood Watch**

Diane Wehrman
624-5315

ANNUAL HOMEOWNER'S MEETING

Tuesday May 4th - 7PM

St. Timothy's Church

Review of past year

Election of Board Members

Proposed Budget 2004-05

HOMEOWNER'S DUES

- The Fiscal Year for the Homeowner's Association is July 1 to June 30.
- Dues are assessed on each of the 163 lots in the subdivision.
- Dues have been \$200 since 1999.
- Bills are mailed out the end of June. Late fees are assessed after September 1 to cover the additional expense of extra billings.
- For the past few years all homeowners have been in compliance with payment.

How your dues are spent:

| | |
|-------------------------------|------|
| ▪ Landscaping | \$70 |
| ▪ Electricity | \$40 |
| ▪ Maintenance | \$20 |
| ▪ Liability Insurance | \$15 |
| ▪ Water | \$12 |
| ▪ Activities/Decorations | \$12 |
| ▪ Misc (billing/printing/tax) | \$12 |
| ▪ Contingency and Carryover | \$19 |

\$200/lot

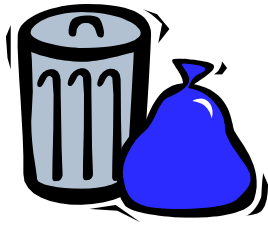
At present the Rosedown Contingency Fund is close to \$20,000. The past four years of conservative spending have allowed the association to save money for unplanned expenses.

Calendar of Events

May 4th 7PM -
Annual Meeting
at St. Timothy

May 8th 3PM -
Spring
Crawfish Boil

September -
Neighborhood
Garage Sale



Garbage Service

Four years ago, following a suggestion made at our annual meeting, the Rosedown Board researched the idea of recommending a single trash collection provider on a voluntary basis.

BFI was chosen as the provider best able to meet our needs.

The purpose of the initiative was to:

- Reduce the number of large trucks in the neighborhood
- Alleviate speeding, since distance between stops should be reduced
- Enhance the appearance of our community, by limiting the number of days trash is near the curb

Despite occasional minor problems, BFI has worked with the subdivision to accommodate the needs of the residents.

The current quarterly rate is \$52.50. Under pressure from competition BFI is working to lower that rate.

For questions concerning our service contact BFI at (504) 837-8950

Welcome New Neighbors

Thomas & Beverly Ambrose
311 Rosedown

Pam Luccesi & Linda Bradley
205 Rosedown

Carlos & Terri Lopez
30 Kramer Place

Brian & Heather Massey
110 Kramer Court



RACC –Rosedown Architectural Control Committee

When the Rosedown Subdivision was developed in the late 1980's Covenants, Deed Restrictions and Obligations were filed with St. Tammany Parish.

The RACC committee was established to maintain the quality and desirability of the Rosedown Subdivision.

All improvements on the lots were then and are now to be constructed with strict adherence to the covenants, and thereafter maintained by the owner in a clean, safe, attractive condition and in good repair.

All members of the RACC committee and the Rosedown Board are volunteers. Our goal is to continue to maintain Rosedown as a quality subdivision. Cooperation and assistance of all residence is needed.

For RACC Questions, Please contact:

- Doug Henkel 674-0545
- Warren Joseph 626-4799
- Carl Ostrand 626-0826



Neighborhood Watch – For more information contact Diane Wehrman 624-2419