

Words from the Vice-President

By Dimitri Zacharenko

In response to many inquiries and questions regarding the use and legality of scooters and off-road vehicles (three wheelers and four wheelers) on the streets of Quail Creek – we have gone to the St Tammany Parish Sheriff's Department and the Louisiana State Police for the following information. The following items are the Revised Statutes of Louisiana and were accessed directly from the State's website.

Please review the Revised Statutes. As you can see – these vehicles are not legal to ride on the streets and, as such, are not allowed within Quail Creek.

RS 32:299

§299. Off-road vehicles; authorization for use on the shoulders of certain public roads and highways



A.(1) Off-road vehicles, including but not limited to three-wheelers, four-wheelers, or other all-terrain vehicles which are not specifically designated for road use may travel on the shoulders of all public roads and highways except interstate highways in the manner provided for in this Section solely for the purposes of farm-related activities within a five-mile radius of a farmer's farm, provided that the operator possesses a valid Class "E" driver's license. The owner or operator of the off-road vehicle shall carry a copy of the motor vehicle registration, upon his person or on the off-road vehicle, to prove he owns at least one motor vehicle which is registered as a vehicle engaged in the business of actual farming under the provisions of R.S. 47:462. As an alternative to the ownership of the motor vehicle, the operator of the off-road vehicle may carry a sworn affidavit attesting that he is engaged in the business of actual farming under the provisions of R.S. 47:462. Any agricultural consultant as defined in R.S. 3:3202 may also operate off-road vehicles for the purposes of farm-related activities within a five-mile radius of a farmer's farm.

(2) Off-road vehicles may travel on the shoulders of all public roads or highways, except interstate highways, during each day starting thirty minutes after sunrise and ending thirty minutes before sunset. Incidental crossing of public roads or highways shall be authorized.

B. The provisions of this Section do not relieve drivers or operators of the responsibility to comply with all the other applicable provisions of R.S. 32:298 and 301. However, the provisions of R.S. 32:190 shall not apply to this Section.

C. Operators of off-road vehicles shall provide, upon demand, proof that the off-road vehicle is covered by valid liability insurance and other proof required in this Section.

D. The provisions of this Section shall not apply to roads and highways in Orleans Parish.

Acts 1998, 1st Ex. Sess., No. 98, § 1, eff. May 5, 1998; Acts 2001, No. 518, § 1.

RS 32:416

§416. Unlawful operation by persons under the age of seventeen; parents responsible.

No person shall cause or knowingly permit his child or ward, under the age of seventeen years, to drive a motor vehicle or a power cycle upon any highway unless such child or ward is licensed by the state to do so.

Acts 1992, No. 382, § 1, eff. July 1, 1993; Acts 1997, No. 725, § 1, eff. Jan. 1, 1998.

RS 32:416.1

416.1. Unlawful operation by persons less than seventeen years of age; operation of motor vehicles and power cycles between certain hours prohibited.

It shall be unlawful for any person who is less than seventeen years of age to drive a motor vehicle or a power cycle upon any highway, street, public road, or public thoroughfare at any time between 11 p.m. and 5 a.m. except when accompanied by a parent, tutor, or any other person twenty-one years of age or older, having custody of the minor.

Added by Acts 1968, No. 273, § 13. Amended by Acts 1974, No. 266, § 1; Acts 1981, No. 775, § 1; Acts 1997, No. 725, § 1, eff. Jan. 1, 1998.

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By Dimitri Zacharenko

RS 32:417

§417. Allowing unlicensed person under the age of seventeen to drive.

A. It shall be unlawful for any person to cause or knowingly permit his or her minor child or ward under the age of seventeen to drive a motor vehicle or a power cycle upon any public highway in this state unless such child or ward shall have first obtained a license to drive a motor vehicle or a power cycle.

B. It shall be unlawful for any person knowingly to rent for hire a motor vehicle to be operated by any person who does not have a current license or, in the case of a non-resident who has not been licensed to drive a motor vehicle under the laws of his resident state, if the laws of his resident state so require.

C. It shall be unlawful for any person or entity to employ any person as a driver of a motor vehicle if said person being employed does not have a current, valid license issued by the department in accordance with the provisions of this Chapter.

Amended by Acts 1954, No. 165, § 6A; Acts 1992, No. 382, § 1, eff. July 1, 1993; Acts 1997, No. 725, § 1, eff. Jan. 1, 1998.

We want to keep our streets and our children safe. Let's all – abide by the Laws of the State and the Parish.

Thank you.

Architectural Control Committee

By Jack Brancewicz

Quail Creek is a subdivision that is governed by Deed Restrictions and Covenants that are bound to all property and its owners. It is important for all property owners and all residents to understand and be familiar with the Deed Restrictions and Covenants, a copy of which can be found on the Quail Creek website. The Covenants were established to ensure that Quail Creek remains a safe, attractive and desirable community to live, raise a family and call home.

If you have to remove any large trees from your lot or if you plan to build or install a shed, enlarge a cement pad, install a patio cover or perform any construction, it is required that the property owner secure advance approval by the Architectural Control Committee. And note that a parish building permit is often required as well. A good rule of thumb to use is "if it is permanent" or "it can be seen by your neighbor or from the street" it will need approval in advance.

Common complaints from neighbors:



- Garbage cans and trash cannot be visible from the street until placed curbside the evening before a scheduled pickup. Garbage cans must be removed and stored behind a fence or in the garage in the evening of the day of scheduled pickup.



- Commercial vehicles larger than a family (panel) van (trailers used for hauling, boats, campers, etc.) are not permitted to be parked or stored overnight anywhere in the subdivision.



- Signs, with the exception of real estate "For Sale" signs, are not permitted on any lot in the subdivision without a variance approval from the Architectural Control Committee.



- Residents are being asked to refrain from parking on the street at anytime, but especially overnight.



- Residents are being asked to NOT POST any advertisement, notice, paper (garage sale, lost dog, etc.) on any stop sign or street signs in the subdivision. This contributes to litter, is unattractive, damages the sign posts and is not in accordance with St. Tammany Parish code.

The Architectural Control Committee will cite those residents who do not adhere to the Deed Restrictions and Covenants and is empowered to revoke the use of subdivision amenities, levy fines and place liens on property. So please, let's all work toward a common goal and live by the rules we agreed to live by when we became residents and home owners here in Quail Creek.

Clubhouse, Pool & Tennis Update

By Greg Knight

I'd like to start by thanking all of the volunteers who have made such a difference to Quail Creek this year, especially our Pool Committee chairperson, **Lisa Ross**. Thank you, also **Gia LaPere** and **Amy Riddell** who deal with the bookings for parties at the Clubhouse.

This year, we replaced the key lock system at the pool with a keyless code access system. The old system, with hundreds of keys missing or lost, had become a liability to the subdivision. The cost of cutting new keys and the delay in getting them, because they were specialty keys, also were contributing factors in the decision to make the switch. The new system has worked great and I am aware of very few complaints since its installation. I want, at this time, to thank you all for making the transition to the system relatively smooth and easy.

The lifeguards this season have been a benefit to the community. Thanks to those who helped with the contract and the re-negotiation which has saved the community thousands versus past years.

Please remember that the lifeguards are posted for safety and convenience. They are out there to monitor the usage of our pool. They cannot do this if Quail Creek residents do not wear the pool wristbands. The lifeguards have been told to remove anyone not wearing a wristband from the pool area. If residents have lost or misplaced wristbands, please contact Lisa Ross or myself to find out how to get new bands.

Concerning the Tennis Courts, we have recently replaced the lock on the gate and old keys will not work. The old locking mechanism on the inside of the gate was broken and beyond repair. The new keys are available by calling me. I will trade your old key for a new one, or issue a new key to residents without old keys for a \$5 deposit.

If anyone has any questions, concerns or needs, please feel free to call me at 727-1672, or come by my home at 1424 Sycamore.

Thanks to all who have helped Quail Creek become a great place to be.
Respectfully, **Greg Knight**

Newly Installed . . . Information Boxes

Three new Information Boxes have been installed at each of the three entrances of the subdivision. These Information Boxes will contain notices of newsworthy information, flyers notifying residents of upcoming events, or general messages regarding lost pets, garage sales, etc. If you have any information you would like to have posted in the Information Boxes, please contact a Board Member for approval.

By this means of communication with all residents, it is also the Board's intention to eliminate the various flyers and notices which have previously been taped to stop signs, street signs, etc.

We are also asking that no resident tape or secure any flyers to the outside of the Information Boxes. If anyone witnesses such action, it would be most appreciated to have all residents take responsibility for the Information Boxes by removing items secured to the outside of the boxes and by removing any litter in these areas.

Thank you for your anticipated cooperation!

FYI . . .

PROPERTY TAX ASSESSMENT:

2004 is a reassessment year. You can calculate your own property taxes via the St. Tammany Parish Assessor's website (www.stassessor.org) or by calling her office at 809-8180.

Garbage Collection Schedule:

MONDAYS ? Garbage

THURSDAYS ? Garbage & Recycleables
(excluding glass; CWS does not recycle glass)



NOTICE TO ALL RESIDENTS:

As Daylight Savings Time approaches, you are all being asked to get out and **repair, re-paint or replace** your home address numbers to improve visibility. During a recent audit of residents' addresses, several homes did not have their address posted and in some cases, landscaping was so overgrown, the house numbers were completely hidden. Emergency Personnel must also be able to easily view your address and the Board is strongly suggesting the use of **Large, Bold, & Easy-to-Read Numbers** on both sides of your mailbox, mailbox post, as well as on your house.

Thank You!

Treasurer's Report

By Troy Catania

I would like to thank you, the residents of Quail Creek, for the opportunity to serve as Treasurer of the homeowners association. With my term coming to an end, I can state that this has been a memorable experience. As of 8/31/04 our cash balances are as follows:

Checking account	\$8,420.89
Savings account	\$34,633.26



A closing note, please get involved in your community. This can only become a better place within which to live when you participate.

Personally yours,

Troy

Win the day!

Far better it is to dare to mighty things, to win glorious triumphs, even though checkered by failure, than to take rank with those poor spirits who neither enjoy much nor suffer much because they live in the gray twilight that knows not victory nor defeat. ---Theodore Roosevelt



Quick-n-Easy Crockpot Chicken & Gravy

Ingredients:

- 4 chicken breasts (frozen or thawed)
- 1 can condensed cream of celery soup (variation, mushroom soup)
- 1 pack Lipton onion soup mix
- 1 tbsp Kitchen Bouquet

Directions:

Combine all ingredients in crockpot along with 2 soup cans of water or 1 can of water and one can of milk for ticker gravy. Add chicken breasts and cook on low for 6-8 hours. Serve over rice.

Hope all you busy moms facing work, children back in school and homework, can benefit from this delicious, healthy and QUICK dinner.

ENJOY!



Children's Halloween Party



All Ghosts & Goblins of Quail Creek are invited on Saturday, October 30th from 2:00 - 4:00pm at the Club House!

Come in Costume and enjoy the fun!
Please bring a ghoulish treat to share!

Chairperson: Elena Cluff (626-1370)
Please contact Elena for more information, or if you would like to volunteer to assist with this party.

WANTED:

Chairperson & Volunteers to host our Annual Adult Christmas Party scheduled for Saturday, December 4th

Please contact a Board Member ASAP, if you would like to volunteer for this party! Thank you and your efforts are greatly appreciated!



Nominations for the 2004-2005 Board of Directors

Please contact the Board Secretary to post your nomination(s).
Please include a brief statement and/or qualifications for position(s) being sought.
If time permits, a list of Candidates may be circulated prior to or available at the October 17th Meeting.

Brittany Davis
Home: 626-4460
e-mail: Brittany@artlover.com

Job Descriptions for Quail Creek Board Members

President: The president shall be the chief executive officer of the Association. The president shall have all of the powers and duties which are usually vested in the office of president of an association, including but not limited to the power to appoint committees from among the members from time to time, as he or she may in this or her discretion determine necessary and appropriate, to assist in the conduct of the affairs of the Association and to preside over the members' meetings.

Vice President: Each vice president shall have such powers, and shall perform such duties, as shall be assigned to him or her by the directors or by the president, and , in the order determined by the board, shall, in the absence or disability of the president, perform the duties and exercise the powers of the president.

Secretary: The secretary shall keep the minute book where the resolutions of all proceedings of the directors and the members shall be recorded. He or she shall attend to the giving and serving of all notices to the members and directors and the other notices required by law. The secretary shall keep the records of the Association, and shall perform all other duties incident to the office of secretary of an association and as may be required by the directors or the president.

Treasurer: The treasurer shall have custody of all property of the Association, including funds, securities, and evidences of indebtedness. He or she shall keep the assessment tolls and accounts of the members; shall keep the books of the association in accordance with good accounting practice, and shall perform all other duties incident to the office of treasurer. Assistance from the accounting professionals may be requested subject to board approval.

Please consider running for an Office and remember to cast your vote on Sunday, October 17th @ 6:00pm.

REMINDER:

PLEASE RESPECT YOUR NEIGHBORS!

KEEP YOUR DOGS ON A LEASH while walking them and you are also expected to use a pooper scooper or plastic bag to collect "deposits" left by your dog from your neighbor's yard or any other public area within the subdivision, including the soccer field, pond areas, etc.

This Reminder is in keeping with our own Subdivision Restrictions as well as Parish Ordinances and Leash Laws. THANK YOU!

ATTENTION ALL HOMEOWNERS:

*Recently four children were found in the Pool swimming alone! And unbelievably, none of them lived in Quail Creek, they all lived in The Woodlands! They said their friend gave them his code to use. No one needs to be reminded of the tragedy that could have occurred should an accident have happened. But when the subdivision is sued and found negligent for carelessness and general disregard of rules, we will all pay the price. We are asking that every adult with a pool access code, take responsibility! **DO NOT GIVE YOUR CHILDREN YOUR HOUSEHOLD ACCESS CODE!! CHILDREN UNDER THE AGE OF 18 ARE NOT ALLOWED AT THE POOL WITHOUT A PARENT OR GUARDIAN!!** If this access code system fails, then we will all pay the price for having to monitor and safeguard this luxury. Being sued and insurance compensation cannot bring back a life! Thank you for your attention to this very important matter!*

Update from the Board Members

The following is a list of issues the Board worked to accomplish this year or are in the process of and plan to complete by the end of this year.

1. Hired a new landscape contractor at a saving of \$10,000 to Quail Creek.
2. Was able to negotiate a new lifeguard contract at a savings of \$2,500 to Quail Creek.
3. With the help of Joe Impastato, Marty Gould and the Forrest Brook Board of Directors, we were able to stop the development of Phase 4 and 5 of Forrest Brook and get an independent study of their drainage plan. Just this month they were granted permits to continue. Drainage will be redirected to the East, away from Quail Creek.
4. With several meetings with SELA, a new site was agreed upon for a new treatment facility away from Quail Creek by Bayou Castine.
5. By working with Marty Gould and Joe Impastato, we were able to get the new water rates lowered by the public service commission.
6. A new updated web site was created with a page for children.
7. A new more cost effective access gate was installed with a code entry to the pool area. No more keys.
8. Several ditches on the streets were dug out for better drainage.
9. Three new Information Boxes have been installed at each of the Quail Creek entrances.
10. Entrance signs have been refurbished.
11. Street sign posts will be repaired and/or replaced.
12. Organization and implementation of bulk mailing system to assure each resident receives newsletters, flyers, etc. via U.S. Mail.
13. Stalls will be constructed in the bathrooms at the pool area and brought up to code.
14. Swings and soccer nets were replaced.
15. Culvert Drainage pipe on soccer field was repaired at no cost to Quail Creek.
16. More stop signs were placed in areas of need throughout the neighborhood.
17. Electrical issues were fixed in the storage building.
18. Working on the 2005 budget.
19. We have a commitment from the Parish to address the erosion of the two ditches entering and exiting the pond.
20. A friendship and working relationship was developed with our local leaders of the Parish...something Quail Creek had not had in the past.
21. The buckling on Sycamore Street was been approved for repair.
22. Our agenda was to build a solid cash base for that unexpected emergency while maintaining the quality of life.
23. we have all come to know and expect.

Voting by Proxy: Instructions for upcoming General Meeting

Voting- In any meeting of members each lot shall be entitled to one vote, which vote shall be cast by the owner thereof or his duly authorized proxy.

(a) If a lot is owned by one person his right to vote shall be established by the record title to his lot. If a lot is owned by more than one person, owners of a fractional part of a lot shall be able to cast their fractional vote or assign their vote to one person who shall be authorized to vote the lot as a whole. The person entitled to vote for such lot shall be designated by a written certificate of designation signed by all of the co-owners of the lot and filed with the Secretary of the Association. Such certificate or designation shall be valid and irrevocable until superseded by a subsequent valid certificate. Unless otherwise specified by the persons involved, this requirement is waived for spouses owning undivided interests in lots, in which case either spouse may vote of the lot. In no event shall any single lot have more than one vote.

(b) Votes may be cast in person or by proxy. Proxies may be made by any person entitled to vote. They shall be valid only for the particular meeting designated and must be in writing and filed with the Secretary before any vote is taken. A sample proxy is attached as Appendix 1.

QUAIL CREEK Property Owners Association, Inc.

Appendix 1

Proxy

I, _____ (print Member's name), hereby appoint _____ (print name), and _____ (print name) as Proxies, each with power and substitution, and hereby authorize each of them to represent and to vote my interests at the Association Meeting to be held on October 17, 2004 or any adjournment thereof, subject to any Special Instructions below.

This Proxy is valid only for the meeting designated above and must be filed with the Secretary before any vote is taken.

Special Instructions to the Proxy: I request that the Proxy appointed above vote my interests in conformance with the following Special Instructions:

Date: _____

Member's signature: _____

Quail Creek Property Owners Associations, Inc.
P.O. Box 573
Mandeville, LA 70470

Quail Creek Resident
[Address Goes Here]
Mandeville, LA 70448

Update from the Block Captains

By Brittany Davis

Thank you to everyone who participated in Night Out Against Crime. It was a big success. I hope everybody enjoyed meeting the new neighbors. Whether you are a new or longtime resident and would like to volunteer, we NEED Block Captains for:

- ? Milan Drive
- ? University Drive
- ? Sycamore Place (Lots 340-356, near entrance off Soult St.)
- ? State Street (Lots 402-408, 432 and 433, near the intersection of Octavia Dr.)
- ? South Ridge Drive (Lots 66-71 and 297-300, near the intersection of Sycamore Place)

WELCOME NEW NEIGHBORS!



Block Captains help distribute information and welcome new residents. It's a great opportunity to meet some new people and get involved with the community. The Block Captains also provide new residents with an information package regarding our subdivision. If you are interested in being a Block Captain or have questions, feel free to contact me. Also, if you are a new resident and have not yet received your package, or an "old" resident who can't find their copy, please contact your Block Captain or me. Block Captains, thanks for your help, cooperation and good spirits!

ALSO, if you are new to the neighborhood and have any general questions, did not received your Welcome Package, or need a copy of the Deed Restrictions and Covenants, please contact me or any other Board Member. We look forward to meeting you and hope your relocation to Quail Creek is a smooth and neighborly one.

Thank you, Brittany Davis

626-4460