

Lakes at Ascension Crossing HOA Newsletter

February 2024

HOA ANNUAL HOMEOWNERS MEETING

The Lakes at Ascension Crossing Homeowners Association Annual Meeting is on Saturday, March 2, 2024 at 9:00am. The meeting will be held at the Ascension Parish Public Library, Dutchtown Branch on Highway 73.

We will review the 2023 HOA Spending and the proposed 2024 HOA Budget (see below) and will cover what projects and events are planned for 2024. We will be asking for feedback from homeowners on any issues you feel the Board needs to address. We will also be asking if there are any homeowners that would like to volunteer to help with the HOA.

There will be a \$100 door prize drawing at the end of the meeting for those homeowners that attend (one entry per household).

We hope you will plan to attend this important meeting. Juice and pastries will be provided.

In order to help ensure that we achieve a quorum, we ask that if you can't attend the meeting in person that you please email in your signed proxy to ashley@keystone225.com. The proxy form is at the bottom of this newsletter or can be found at <http://www.lakesatascensioncrossing.com/wp-content/uploads/2024/02/2024-Annual-Meeting-PROXY.pdf>

Sidewalk Repair Project

The Sidewalk Repair Project was completed in November 2023. A total of 118 sections were replaced with the HOA paying for 87 of these and 31 paid by the homeowners.

BEFORE

AFTER



LED Street Lighting Upgrade Project

Entergy completed the upgrade of our subdivision street lighting by converting 28 street lights from High Pressure Sodium (HPS) lighting to LED lighting in October 2023. Hopefully, everyone can see the improvement in the lighting of our subdivision. There was one section of Mindy Way that had poor lighting and we had hoped that the LED lighting would fix the situation. While there was some slight improvement, it is still very dark in this section. The HOA contacted Entergy and they are scheduled to install a new street light at the location shown below sometime in February 2024.



Forest Lawn Entrance Upgrade Project

The HOA Board decided to put this project on hold since they are extending Forest Lawn Dr. to tie into Eads Rd as part of the Louisiana DOTD project to realign LA Hwy 621. This project is currently in design and is expected to be completed in 2026. Once this project is completed, we will re-evaluate the project.



Holiday Decorations

For the holidays, we put lighted wreaths at the Lakeway and Forest Lawn entrances. We are exploring other ways to decorate the subdivision. One idea we are exploring is decorating the light poles which would spread the holiday atmosphere throughout the subdivision. We are getting quotes and will update you on our final plans.

Save the Dates

Mark your calendars now for the LAAC Annual Neighborhood Garage Sale on Saturday, April 6 and also the LAAC Fall Block Party on Saturday, October 5th which is a bye week for LSU. More details will follow via LAAC HOA Facebook Group and email.

Garbage Pickup

Here is a comparison of pricing (as of 2/1/24) for the major companies that pick-up garbage in our subdivision.

Company	Pick-up		1 - 96 gal Can	2 - 96 gal Cans	Notes	
Dales	1/wk - Thur	Regular Rate	\$84.00/qtr	\$144.00/qtr	No Recycle, Free Can Delivery, Free if service canceled at end of contract otherwise forfeit remaining credit, No Military Discounts	
		Over 65	\$78.00/qtr	\$138.00/qtr		
Republic Services	1/wk - Wed	Regular Rate	\$93.66/qtr	\$124.63/qtr	No Recycle, \$50/can Delivery, \$50/can Removal, No Senior or Military Discounts	
Trash Rangers	1/wk - Wed	Regular Rate	\$83.85/qtr	\$137.85/qtr	No Recycle, Free Can Delivery, Free Can Removal	
		Over 65/Military	\$73.95/qtr	\$127.95/qtr		
VTS Valet Garbage Service	1/wk Tues	Curbside Service	\$77.85/qtr		No Recycle, Free Can Delivery, Free Can Removal	
	2/wk Tues & Fri	Curbside Service	\$131.85/qtr			
	1/wk Tues	Valet Service	\$119.85/qtr			Valet Service pickup is at your door step
	2/wk Tues & Fri	Valet Service	\$173.85/qtr			
Waste Pro Garbage	1/wk Mon or Thur	Regular Rate	\$75.00/qtr		Free Can Delivery, \$80/can Removal	
	2/wk Mon & Thur	Regular Rate	\$129.00/qtr			
	1/wk Mon or Thur	Over 65/Military	\$72.00/qtr			
	2/wk Mon & Thur	Over 65/Military	\$126.00/qtr			
Waste Pro Recycle	1/wk Wed		\$84.00/qtr		Pay \$25 for recycle bin and get to keep it	

Dales, Trash Rangers and VTS are local companies and Republic Services and Waste Pro are national companies.

LAAC HOA Facebook Group



The private Facebook Group currently has 93 members. If you use Facebook and haven't joined yet, please join to keep up with what's going on in your neighborhood.

Income Statement

1/1/2023 - 12/31/2023, By Quarter, Cash basis

Keystone Residential
11929 Sunray Avenue
Baton Rouge, LA 70816

Lakes at Ascension Crossing HOA

Amount	Q1-2023	Q2-2023	Q3-2023	Q4-2023	Total
Income					
Association Fee Income	22,342.10	1,785.00	305.00	12,837.12	37,269.22
Collections Costs Income	3,184.66	879.46			4,064.12
Interest Income		148.54	207.12	42.88	398.54
Other Income			3,250.00	780.00	4,030.00
Total Income	\$25,526.76	\$2,813.00	\$3,762.12	\$13,660.00	\$45,761.88
Expense					
D&O Insurance		1,999.00			1,999.00
Electricity & Gas	722.87	494.11	579.03	670.98	2,466.99
Hazard & GL Insurance		1,258.20			1,258.20
Landscape Maintenance	390.84		461.00	849.73	1,701.57
Lawn Care & Landscaping	2,034.00	2,034.00	2,034.00	2,034.00	8,136.00
Legal and Prof. Fees		700.00	125.00		825.00
Maintenance & Repair			1,626.00		1,626.00
Management Fees	2,700.00	2,700.00	2,700.00	2,700.00	10,800.00
Other Expenses	90.16	477.46			567.62
Postage and Delivery	94.00	232.24		186.00	512.24
Security Monitoring	89.97		89.97	89.97	269.91
Social		45.07		1,503.13	1,548.20
Water & Sewerage	104.46	264.08	313.50	315.69	997.73
Total Expense	\$6,226.30	\$10,204.16	\$7,928.50	\$8,349.50	\$32,708.46
Net Operating Income	\$19,300.46	(\$7,391.16)	(\$4,166.38)	\$5,310.50	\$13,053.42
Non-operating Expense					
Concrete Repairs				17,503.00	17,503.00
Total Non-operating Expense	\$0.00	\$0.00	\$0.00	\$17,503.00	\$17,503.00
Net Non-operating Income	\$0.00	\$0.00	\$0.00	(\$17,503.00)	(\$17,503.00)
Net Income	\$19,300.46	(\$7,391.16)	(\$4,166.38)	(\$12,192.50)	(\$4,449.58)

Lakes at Ascension 2024 Budget | Lakes at Ascension Crossing HOA | FY2024

Keystone Residential
11929 Sunray Avenue
Baton Rouge, LA 70816

As of 9/21/2023

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	FY 2024
Income													
Association Fee Income	35,700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$35,700.00
Total for Income	35,700.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$35,700.00
Expenses													
D&O Insurance	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$2,000.00
Decorations	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	\$600.00
Electricity & Gas	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	\$2,400.00
Hazard & GL Insurance	0.00	0.00	0.00	1,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$1,300.00
Landscape Maintenance	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	\$2,000.00
Lawn Care & Landscaping	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	\$8,400.00
Legal and Prof. Fees	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	\$1,200.00
Maintenance & Repair	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	\$1,500.00
Management Fees	925.00	925.00	925.00	925.00	925.00	925.00	925.00	925.00	925.00	925.00	925.00	925.00	\$11,100.00
Other Expenses	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	\$1,000.00
Postage and Delivery	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	\$750.00
Security Monitoring	0.00	0.00	90.00	0.00	0.00	90.00	0.00	0.00	90.00	0.00	0.00	90.00	\$360.00
Social	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	\$1,500.00
Water & Sewerage	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	\$960.00
Total for Expenses	2,617.50	2,617.50	2,707.50	5,917.50	2,617.50	2,707.50	2,617.50	2,617.50	2,707.50	2,617.50	2,617.50	2,707.50	\$35,070.00
Net Operating Income	33,082.50	-2,617.50	-2,707.50	-5,917.50	-2,617.50	-2,707.50	-2,617.50	-2,617.50	-2,707.50	-2,617.50	-2,617.50	-2,707.50	\$630.00
Non-operating Income													
Total for Non-operating Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Non-operating Expenses													
Total for Non-operating Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Net Non-operating Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Net Income	33,082.50	-2,617.50	-2,707.50	-5,917.50	-2,617.50	-2,707.50	-2,617.50	-2,617.50	-2,707.50	-2,617.50	-2,617.50	-2,707.50	\$630.00

Lakes at Ascension Crossing Homeowners Association
Annual Meeting, March 2, 2024

I will not be able to attend the Lakes at Ascension Crossing annual meeting and I hereby grant my vote

to _____ and designate them to
print name

represent my ownership interest for lot(s) _____ for the conduct of
all business at the Annual Meeting scheduled for March 2, 2024.

This proxy is hereby authorized by my signature as owner of the above referenced unit(s) in the Lakes at
Ascension Crossing Homeowners Association.

Print Name

Signature

Date