

Lakes at Ascension Crossing

HOA Newsletter

September 2024

Street Parking Again!

After many years of pleading with our homeowners to not violate our Covenants and Restrictions (C&R's) around parking on subdivision streets on a frequent, regular or permanent basis, the problem still persists and is actually getting worse causing safety issues as well as being an eyesore.

As a reminder, this is a restriction in the C&R's you agreed to when you purchased a home in this neighborhood (C&R's can be found at <http://www.lakesatascensioncrossing.com/>)

Vehicle Operation and Parking. All vehicular traffic on streets in the Property shall be subject to the provisions of the laws of the State of Louisiana and Ascension Parish concerning operation of motor vehicles on public streets. All automobiles owned or used by Owners or occupants of any structure located on any Lot (other than temporary guests and visitors) shall, as far as possible, be parked in garages or carports. *No vehicle shall be parked on any street or in front of residences on a frequent, regular or permanent basis after construction of a residence is completed.* No vehicles may be parked on any driving surface in any manner that blocks the driving surface in any road or private driveway. Any unregistered, unauthorized or illegally parked vehicles of any kind will be towed at the expense of the owner of the vehicle. The Association shall have authority to promulgate rules and regulations to govern vehicle operation and parking in the Property. Furthermore, although not expressly prohibited hereby, the Association may at any time prohibit motorcycles, motorized bicycles, motorized go-carts, and other similar vehicles, or any of them, from being operated upon any portion of the Property. No Owners or other occupants of any structure on any Lot shall repair or restore any vehicle of any kind upon any Lot or within any structure on any Lot, except (a) within enclosed garages or workshops or (b) for emergency repairs, and then only to the extent necessary to enable the movement thereof to a proper repair facility.

The HOA Board met this month and has decided starting January 1, 2025 to start fining homeowners who violate this restriction. We are waiting till next year to begin the fines in order to give those homeowners who continually violate this restriction time to do whatever they need to do (e.g. clean out a garage, extend or widen driveway, etc.) to correct the problem.

Starting January 1, 2025, if a homeowner parks their vehicle in the street more than 2 days a week (Mon-Sun) they will be fined \$25/week. If these fines are not paid in a timely manner, then the HOA will proceed with filing a lien on the property to recover these fines along with additional legal fees added. If they continue to not be paid and reach a significant value, then the HOA will proceed with garnishment to recover these fines along with additional legal fees added.

If you have a situation that may require short term street parking, you need to contact our property manager Ashley Bugea at Keystone Residential (225-923-2800 or ashley@keystone225.com) to get prior approval to avoid fines.

If you have any questions or concerns, contact our property manager Ashley Bugea at Keystone Residential (225-923-2800 or ashley@keystone225.com)

Slalom Way Fence Replacement Project

The wooden fence at the dead-end section of Slalom Way is in bad shape and in need of replacement. We got 2 quotes and selected Supreme Fencing to do the replacement for \$4,755 which will replace 100 feet of fencing with cedar pickets, new 4x4 posts and runners. This also includes cutting down some small trees that were on the opposite side of the fence that were causing the fence to lean. Work should begin sometime in early September.



2024 Fall Block Party

Mark your calendars for the Fall 2024 Lakes at Ascension Crossing Block Party Carnival! Join your neighbors and meet new ones at the corners of Mindy Way Ave. and Slalom Way on October 5, 2024 from 3:00-5:00 p.m. We'll have a Sno Cone Truck, sandwiches, chips, cotton candy, carnival games, lots of prizes, and train rides (for all ages) around the neighborhood, and more! Please plan to join us for food, fellowship, and fun – and bring your lawn chairs so you can “sit a spell” and visit!

Animal Roaming & Grass Clippings

We have had reports of dogs roaming in our subdivision. It is against the Ascension Parish Animal Control Ordinances as well as the LAAC Covenant & Restrictions to allow animals to roam freely. They must be leashed or detained by fences.

We have had reports of some homeowners blowing their grass clipping into the street. This debris ends up in the storm drains hindering water flow, especially critical during heavy rainfall and hurricanes, and also causes water pollution, low oxygen levels and increased algae growth that impacts aquatic fish kills – not to mention it looks terrible and ugly.

If you blow yard debris into the street or hire a landscape service that does so, STOP! Your neighbors don't appreciate you littering their neighborhood.

Holiday Decorations

For the holidays, we have been putting up lighted wreaths at the Lakeway and Forest Lawn entrances. Starting this year, we will be adding additional decorations by installing garland and bows on our street light poles. They will be installed on every other light pole in the subdivision which is 14 light poles. These decorations should be installed between Oct 15th and Nov 1st and will be taken down between Jan 5th and Jan 15th.



LAAC HOA Facebook Group



The private Lakes at Ascension Crossing HOA Facebook Group currently has 101 members. If you use Facebook and haven't joined yet, please join to keep up with what's going on in your neighborhood.