

# Lakes at Ascension Crossing HOA Newsletter

January 2025

## HOA ANNUAL HOMEOWNERS MEETING

The Lakes at Ascension Crossing Homeowners Association Annual Meeting is on Saturday, March 8, 2025 at 9:00am. The meeting will be held at the Ascension Parish Public Library, Dutchtown Branch on Highway 73.

We will review the 2024 HOA Spending and the proposed 2025 HOA Budget (see below) and will cover what projects and events are planned for 2025. 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 the HOA by serving on the Board or on the Design Control or Social Committees.

**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](mailto:ashley@keystone225.com). The proxy form is at the bottom of this newsletter or can be found at <https://www.lakesatascensioncrossing.com/wp-content/uploads/2025/01/2025-Annual-Meeting-PROXY-Form.pdf>

## Street Parking

As communicated in the September 2024 Newsletter, frequent street parking by homeowners will be fined. 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](mailto: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](mailto:ashley@keystone225.com))

## **June 14<sup>th</sup> Flag Day/4<sup>th</sup> of July Recognition**

The HOA Board will again recognize June 14<sup>th</sup> Flag Day and July 4<sup>th</sup> Holiday this year by installing flag banners at the Forest Lawn and Lakeway entrances and also installing small U.S. stick flags along the roads thru our subdivision. We will install them on or about June 13<sup>th</sup> and ask that homeowners maintain them thru July 4<sup>th</sup>. After that, each homeowner is welcome to remove and keep the flags in front of their houses for themselves.

## **Holiday Decorations**

For the holidays, we put lighted wreaths at the Lakeway and Forest Lawn entrances and decorated every other light pole with garland, bows and lights. We will discuss plans for doing it again this year at the March 8<sup>th</sup> Homeowners meeting so we hope folks will come out and let us know if you liked it and support doing it again this year.

## **Save the Dates**

Mark your calendars now for the LAAC Annual Neighborhood Garage Sale on Saturday, April 12, 2025 and also the LAAC Fall Block Party on Saturday, November 1<sup>st</sup> which is a bye week for LSU. More details will follow via LAAC HOA Facebook Group and email.

## **REMINDER: 2025 HOA Dues due January 1, 2025**

HOA dues are \$300/year and are due January 1<sup>st</sup> and considered late if received after January 31<sup>st</sup>. You should have received a billing notice in early December from Keystone Residential Management. You have several options to pay. You can pay on-line via bank draft with no fee, pay on-line with credit card but there is a 3% fee or mail a check to Keystone. If you have any questions or problems, contact Ali Boudin at [ali@keystone225.com](mailto:ali@keystone225.com).

## **LAAC HOA Facebook Group**



The private Facebook Group currently has 111 members. If you use Facebook and haven't joined yet, please join to keep up with what's going on in your neighborhood.

*Lakes at Ascension Crossing  
Homeowner's Association*

Notice of Homeowner Meeting

January 25, 2025

Dear Homeowners:

The Lakes at Ascension Crossing Homeowners' Association has scheduled a general association meeting for **March 8, 2025 at 9:00 am**. The meeting will be held at the **Ascension Parish Public Library, Dutchtown Branch, on Highway 73**.

At this meeting, we will review the Association's financials for 2024 and the budget for 2025. The Association will also have a Board of Directors election at this meeting. Please consider volunteering to serve on the Board, the Design Control Committee, or Social Committee especially if you would like more influence in the future direction of the Lakes at Ascension Crossing Homeowners' Association.

We hope you will plan to attend this important meeting. If you are not able to make the meeting, please give a neighbor who will be there your proxy. You can download a proxy form from the HOA's website or email Keystone Residential (hoa@keystone225.com) with who you would like to have your proxy.

There will be a drawing for a \$100 gift card at the end of the meeting, you must be present to win!

If you have any questions or concerns regarding the information above, please feel free to contact Keystone Residential at the phone number or email below.

Thank you,

Lakes at Ascension Crossing Board of Directors

# *Lakes at Ascension Crossing Homeowners Association*

## **Annual Meeting**

Ascension Parish Public Library – Dutchtown Branch

March 8, 2025 at 9:00 am

**WELCOME AND INTRODUCTIONS**

**CALL MEETING TO ORDER**

**DETERMINATION OF QUORUM TO CONDUCT BUSINESS**

**FINANCIAL REPORT**

**COMMITTEE REPORTS**

**BOARD OF DIRECTORS VOLUNTEERS**

**COMMITTEE VOLUNTEERS**

**OPEN DISCUSSION**

**DOOR PRIZE DRAWING**

**ADJOURN**

# Income Statement

1/1/2024 - 12/31/2024, By Quarter, Cash basis

Keystone Residential  
11929 Sunray Avenue  
Baton Rouge, LA 70816

## Lakes at Ascension Crossing HOA

Amount	Q1-2024	Q2-2024	Q3-2024	Q4-2024	Total
<b>Income</b>					
Association Fee Income	20,775.00	1,445.00	1,410.00	10,575.00	34,205.00
Collections Costs Income	95.00	100.00	395.00		590.00
Fine Income			175.00		175.00
<b>Total Income</b>	<b>\$20,870.00</b>	<b>\$1,545.00</b>	<b>\$1,980.00</b>	<b>\$10,575.00</b>	<b>\$34,970.00</b>
<b>Expense</b>					
D&O Insurance		2,125.00			2,125.00
Decorations	1,483.50	155.64		1,691.92	3,331.06
Electricity & Gas	565.76	623.07	660.09	790.41	2,639.33
Garbage Pickup	891.35				891.35
Hazard & GL Insurance		1,346.27			1,346.27
Landscape Maintenance		50.25			50.25
Lawn Care & Landscaping	2,034.00	2,034.00	2,034.00	2,034.00	8,136.00
Legal and Prof. Fees		600.00		525.00	1,125.00
Maintenance & Repair			4,895.74	225.52	5,121.26
Management Fees	2,775.00	2,775.00	2,775.00	2,775.00	11,100.00
Other Expenses	211.27	114.43	108.93		434.63
Postage and Delivery	40.00	218.42		202.00	460.42
Security Monitoring	89.97	89.97	89.97	89.97	359.88
Social		383.48		1,273.87	1,657.35
Taxes		84.00			84.00
Water & Sewerage	88.93	393.59	347.32	354.78	1,184.62
<b>Total Expense</b>	<b>\$8,179.78</b>	<b>\$10,993.12</b>	<b>\$10,911.05</b>	<b>\$9,962.47</b>	<b>\$40,046.42</b>
<b>Net Operating Income</b>	<b>\$12,690.22</b>	<b>(\$9,448.12)</b>	<b>(\$8,931.05)</b>	<b>\$612.53</b>	<b>(\$5,076.42)</b>
<b>Net Income</b>	<b>\$12,690.22</b>	<b>(\$9,448.12)</b>	<b>(\$8,931.05)</b>	<b>\$612.53</b>	<b>(\$5,076.42)</b>

# Lakes at Ascension 2025 Budget | Lakes at Ascension Crossing HOA | FY2025

Keystone Residential  
11929 Sunray Avenue  
Baton Rouge, LA 70816

As of 1/23/2025

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	FY 2025
<b>Income</b>													
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
<b>Total for Income</b>	<b>35,700.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>\$35,700.00</b>
<b>Expenses</b>													
D&O Insurance	0.00	0.00	0.00	2,125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$2,125.00
Decorations	266.67	266.67	266.67	266.67	266.67	266.67	266.67	266.67	266.67	266.67	266.67	266.67	\$3,200.00
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	1,350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$1,350.00
Landscape Maintenance	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
Lawn Care & Landscaping	679.17	679.17	679.17	679.17	679.17	679.17	679.17	679.17	679.17	679.17	679.17	679.17	\$8,150.00
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	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	\$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	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	\$500.00
Postage and Delivery	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	\$500.00
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	137.50	137.50	137.50	137.50	137.50	137.50	137.50	137.50	137.50	137.50	137.50	137.50	\$1,650.00
Taxes	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$100.00
Water & Sewerage	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
<b>Total for Expenses</b>	<b>2,600.00</b>	<b>2,600.00</b>	<b>2,690.00</b>	<b>6,175.00</b>	<b>2,600.00</b>	<b>2,690.00</b>	<b>2,600.00</b>	<b>2,600.00</b>	<b>2,690.00</b>	<b>2,600.00</b>	<b>2,600.00</b>	<b>2,690.00</b>	<b>\$35,135.00</b>
<b>Net Operating Income</b>	<b>33,100.00</b>	<b>-2,600.00</b>	<b>-2,690.00</b>	<b>-6,175.00</b>	<b>-2,600.00</b>	<b>-2,690.00</b>	<b>-2,600.00</b>	<b>-2,600.00</b>	<b>-2,690.00</b>	<b>-2,600.00</b>	<b>-2,600.00</b>	<b>-2,690.00</b>	<b>\$565.00</b>
<b>Non-operating Income</b>													
<b>Total for Non-operating Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>\$0.00</b>
<b>Non-operating Expenses</b>													
<b>Total for Non-operating Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>\$0.00</b>
<b>Net Non-operating Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>\$0.00</b>
<b>Net Income</b>	<b>33,100.00</b>	<b>-2,600.00</b>	<b>-2,690.00</b>	<b>-6,175.00</b>	<b>-2,600.00</b>	<b>-2,690.00</b>	<b>-2,600.00</b>	<b>-2,600.00</b>	<b>-2,690.00</b>	<b>-2,600.00</b>	<b>-2,600.00</b>	<b>-2,690.00</b>	<b>\$565.00</b>

Lakes at Ascension Crossing Homeowners Association  
Annual Meeting, March 8, 2025

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 8, 2025.

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