

# Parks of |Dutchtown—June 2009 Newsletter

## Summer is Here—Pool is Open !!

Summer is almost here and the pool is open! Hopefully everyone can come by and see the hard work our volunteers and neighbors have put in to the pool area. And when you do we have some rules that need to be followed to help everyone have a safe and enjoyable time at the pool.

**NO LIFEGUARD ON DUTY – SWIM AT YUOUR OWN RISK!**

Pool hours are from 7:00 AM to 9:00 PM. Anyone, adult or child, in the pool after 9 PM is considered trespassing. Ascension Parish Sheriff's Department will arrest anyone in the pool area under the crime of trespass beyond the hours of operation regardless of their age or residence status.

Pool gate must be closed and locked at all times.

No cutoffs allowed. Swimmers must wear appropriate apparel.

No diving allowed

No animals or pets.

Guests must be accompanied by a homeowner. Only homeowners and their guests will be allowed in the pool area. (If you see someone that does not belong, ask them to leave, if they refuse you have every right to call the Ascension Parish Sheriff's office and report them as trespassers.)

Children under 15 years of age must be accompanied by an adult to ensure the safety of their children

You must have your pool key on you to access the pool.

Radios are for individual bathers' pleasure. Please use low volume or headphones. Be considerate to others who might not want to listen to music.

The last person(s) to leave the pool area is responsible for turning off all lights and closing/locking all doors and gates.

Please be courteous to your neighbors. Avoid rough housing and offensive or obnoxious behavior at the pool and pool area.

No glass containers allowed.

No children in diapers allowed in the pool.

No cuts, open sores, bandages or infectious diseases.



"Serving Baton Rouge and its neighbors for over 20 years."

# The Bug Man

## Professional Pest Control

1946 Wooddale Blvd. Baton Rouge, LA 70806 (225) 923-2847 Fax:(225) 923-3644



**Did you extend your tax return?**

**We are here to help.**

Bellanger & McQuiddy is a full service accounting firm, catering to the needs of individuals and small businesses.

Ashley McQuiddy & Heather Bellanger



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## Cleaning Your DRYER VENT

*Did you know over 15,000 home fires per year are attributable to dirty dryer vents? Cleaning them yearly is a good way to help prevent home fire. Generally hiring a professional who can also clean your HVAC system is the best route, however one way to get by until you can schedule one is to use a leaf blower to blow the line out.*

*If your dryer vent is very long with several bends, and you have a leaf blower, you can buy a rubber hose adapter that fits onto both the leaf blower end and the vent piece sticking out of the wall along with some hose clamps. Clamp everything down tightly and turn leaf blower on. It might surprise you how much lint comes out the vent even after cleaning it with conventional methods. Some vacuum cleaners also reverse to blow air. If you can't find a fitting, you may be able to improvise one.*

*And the conventional method is:*

- 1. Unplug the dryer (from both gas & electric). If you have a gas dryer, shut off the gas.*
  - 2. Pull the dryer out, just to the extension of your vent, (usually about 1 1/2 to 2 feet).*
  - 3. Using a screwdriver or nut driver, loosen the 4" clamp (vent clamp) on the back of the dryer.*
  - 4. Slide the vent off the dryer.*
  - 5. Reach into the hole on the back of the dryer, and pull out any lint and buildup. Reach in as far as you can.*

*A shop or house vacuum cleaner can help reach inside and usually does a good job of removing the lint.*
  - 6. Reach into the vent tubing you just took off and pull out lint from there, as well. The vacuum works well here also.*
  - 7. Look at the ends. Most of the lint will build at the ends (within a foot), and not so much in the middle of the vents. If you do find a large buildup in the middle, you can use a plumbing snake to pull it out. A coat hanger or dowel can also extend your reach if the path is fairly straight. However, these can get caught in the material and even cause leaks. Try the flexible hose on your vacuum cleaner to reach inside, whether it is running or not.*
  - 8. Slide the clamp back over the vent, reattach the vent, tighten the clamp, and slide dryer back into place.*
  - 9. Remove the vent on the outside of the house as well. This one may have caulking around the cover, as well as screws. Use a razor knife to cut away the caulk. It may have a sleeve about a foot long. If this is the case, slide it straight out.*
  - 10. Reach in and clean out the lint or insert your vacuum cleaner tubing into the dryer exhaust tubing. You can reach as far as your arm will go or use the vacuum tubing.*
  - 11. Look into the vent to see if you missed anything. If it's out of reach use a plumber's snake or other tool (vacuum cleaner tubing).*
  - 12. Turn on gas and plug unit back in.*
  - 13. Run dryer on air fluff for 10 minutes. Debris you just loosened may fly out, so don't stand right outside.*
  - 14. Recheck the outside vent for obstructions and reattach the outside vent.*
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## SUBDIVISION STATS

Eight (8) homes have sold in Parks of Dutchtown since January 1, 2009. The average price/sq ft is \$106.19.

There are currently five (5) homes “on the market” listed at an average of \$110/sq ft.

In the “general” area, 138 homes are on the market listing at an average of \$124.55/sq.ft 97 homes in this area have sold at an average of \$115.31/sq ft.

We have an awesome subdivision and although we are a *little* below average, let’s work together to continue the good job of keeping our neighborhood in shape and keep the prices of our homes UP !

## Flood Elevation—(Reprint)

Many of you had questions about this, so we are running this article again—

Everyone has been concerned lately with the latest release of the flood maps for our area. Many residents have been told they are now in a special risks flood zone. Consequently their flood insurance premiums have increased. In actuality to the best of our knowledge, all the homes in the subdivision are above the 100-year flood plain. However to prove this you must have a flood elevation certificate issued by a licensed surveyor. One of our resident’s companies has agreed to charge only \$250 per flood certificate to owners in the Parks of Dutchtown. This is considerably less than what many other firms charge. To arrange a survey, please contact Amos Smith with Coastal bridge at 225-328-8533. To the best of our knowledge, all the homes of the subdivision are above the 100-year flood plain, but are not 2 feet above that plain. Therefore somewhat higher premiums are being paid by homeowners for their premiums, however they are much less than if you were actually below the 100-year flood plain. Also note, floods can happen anywhere, the mere fact you are above the 100-year flood plain does not exclude you from the risk of flood.

## ~ Money Issues ~

The HOA board has collected a considerable amount of unpaid dues. However the job is not done. Currently there are outstanding \$15,285.40 uncollected dues, interests, and fees. Of those:

Homeowners owing 2007 dues: 4

Homeowners owing 2008 dues: 9

Homeowners owing 2009 dues: 46

In the efforts to collect the dues for the residents at Parks of Dutchtown the following steps beyond regular billing have occurred this year:

Liens filed: 12... NOTE 9 LIENS FILED IN PAST TWO WEEKS

Certified letters to begin lien process: 15

2009 DUES ARE PAST DUE. LIEN PROCESS WILL START AGAINST THOSE NOT PAID BY JUNE 27TH

<i>President</i>	<i>Auburn Wessman</i>	<i>presidentt@parksofdutchtownhoa.com</i>
<i>Vice President</i>	<i>Ernest Brown</i>	<i>vicepresident@parksofdutchtownhoa.com</i>
<i>Treasurer</i>	<i>Darren Cavalier</i>	<i>treasurer@parksofdutchtownhoa.com</i>
<i>Secretary</i>	<i>Laurie Matrana</i>	<i>secretary@parksofdutchtownhoa.com</i>
<i>At Large Member and Social and Welcoming Committee Chair</i>	<i>Maria Thorn</i>	<i>director@parksofdutchtownhoa.com</i>
<i>At Large Member and Architectural Control Committee Chair</i>	<i>Stanford Scott</i>	<i>director@parksofdutchtownhoa.com</i>
<b>WEBSITE</b>	<a href="http://www.parksofdutchtownhoa.com">www.parksofdutchtownhoa.com</a>	

## SPECIAL !

Our local Sherwin Williams Paint store will give any Parks of Dutchtown resident a 10% discount on paint. The store is located at 11139 Airline Hwy in Gonzales. Tell them you live at Parks of Dutchtown and let them know you appreciate them !

## PARKING

Did you know parking on the street anywhere at anytime in Ascension Parish is ILLEGAL?

Please utilize all your driveway parking area. Most homes can accommodate 4 midsize vehicles. When you do have the occasional dinner party with many guests please have all you guests park to one side of the road to allow people to safely pass. Longer term guests can park at the pool. Please be mindful when you have guests over and use all the driveway space before parking on the street. Remember, failure to do so can result in their vehicle being towed.

## SOCIAL EVENT OF THE MONTH



Hamburger Cookout at the Pool  
 June 20th, 2009 6:00pm—9:00pm  
 We will supply burgers and chips  
 Bring your own drinks or buy one from the machine at the pool!

Homeowner's Association Meeting will be held at the  
 Geismar Fire Dept. on Hwy 73  
 Monday June 23, 2009 at 7:00 pm.

NEWSLETTER SPONSORS NEEDED!

COSTS IS \$75 PER MONTHLY ISSUE AND HELPS COVER OUR MAILING AND PRINTING EXPENSES.

PLEASE CONTACT THE BOARD IF YOU ARE INTERESTED