

PARKS OF DUTCHTOWN

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• Monthly Sponsors

We would like to offer the availability to advertise business' owned by Parks of Dutchtown residents (or the business' you work for..). You can "sponsor" the newsletter for \$75.00 and we can have up to 4 sponsors per newsletter. The \$75.00 per spot will be used for the printing of the newsletter and for social events held in the subdivision for our homeowners. Please let me know as soon as possible if you would like to advertise. Spots will be filled on a first come first serve basis.

GREAT WEBSITES for Personal or Business Use

WWW.EYEJOT.COM Send email videos ,must have webcam on computer (video emailing is "up and coming...")

WWW.LOGMEIN.COM Access to your personal computer (even from your iPhone)

WWW.CARBONITE.COM Computer Back-Up

WWW.KNOWYOURSTUFF.ORG Home Inventory

WWW.YAPTA.COM Travel site

WWW.READNOTIFY.COM Lets you know when someone reads your email, how much time they spent looking at it, how many times it was opened etc.

WWW.THREATFIRE.COM Raises protection of spyware

WWW.GET2HUMAN.COM Speak to a REAL person, avoid having to wait on hold forever and then press 1, 3, 5, 2..... etc.

Some of these websites are free, some have small charges.... Check them out !

On FACEBOOK ?? Become a member of the PARKS OF DUTCHTOWN group !!



"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

QUESTION & ANSWERS

This will be a new section in our newsletter. Submit any questions you may have with "neighborhood concerns" to any of the board members at the email address' given at the end of this newsletter. We have never had GREAT turnout at the Homeowners' Association meetings, however; always get stopped on the streets etc with questions/ concerns. We realize people have school functions, sporting events, church ... and cannot attend, but we want to know what you think. Here's your chance !

HOT OFF THE PRESS !

HOMEBUYER TAX CREDIT EXTENSION AND EXPANSION !

On Wednesday (11/05), the Senate voted 98-0 to pass the Unemployment Insurance bill which included the homebuyer tax credit. Today (11/06), the House passed the bill by a vote of 412-12. President Obama is expected to sign the legislation in short order. We will have a roll call vote list available shortly.

Some of the main features of the tax credit include an extension of the first time homebuyer \$8000 credit through April 30, 2010, a \$6500 credit through April 30, 2010 for homebuyers selling properties in which they've lived for the last 5 consecutive years (closings on both situations must occur by June 30, 2010), and income limits of \$125,000 single or \$225,000 married.



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



Neighborhood HOA Christmas Wish list

Did you know your neighborhood front entrance has a Christmas wish list. Currently your front entrance is dark and foreboding. Your front entrance would like some lights to give it some welcoming pizzazz! Your front entrance has found a LED spotlight with remote solar panel light at Home depot. The model number is 256 091. At minimum count your entrance needs at least 14 lights, any extra lights can be used in other strategic areas along the gate and tress to further enhance the entrance. Please drop off any gifts to your neighborhood or Home Depot gift cards to Maria Thorn at .225-933-9542

COLLECTION PROCEDURES

Here is a summary of the collection procedures for HOA dues, Fines and Assessments.

1. Initial Bill and invoice with date due
2. If account is not paid in FULL by date due a certified letter shall be sent starting the lien process and interest starts accrual at 12% apr.
3. Continuation of Lien process, fine is assessed to account. In 2010 the fine will be \$1000. In 2009 multiple smaller fines were assessed depending upon where we were in the collection process. This was tedious and as the majority of people liened still did not pay the dues It has been decided to assess the full amount of all fines and court costs that would accrue thru the action of wage garnishment. Also with the assessment of the \$1000 papers will be filed with the Justice of the Peace to have judgment issued in favor of HOA. Also at this time a right and privilege of Lien will be filed with the clerk of court. At this point in time the Lien is in effect and will give the HOA interest in the property.
4. Upon issuance of the judgment from the Justice of the Peace, the judgment will be filed with the clerk of court and judicial interest of 18% apr will accrue as well as HOA interest.
5. 14 days after filing the judgment at the Clerk of court the HOA shall purse the Home Owner with the Justice of the Peace for a JD Rule.
6. After the JD Rule the HOA will garnish the wages of the affected homeowner thru the Justice of the Peace.

If wage garnishment is not an available remedy against the homeowner then the HOA will consider foreclosure of the property. To date approximately 18 liens have been filed in 2009. Of those Liens 10 have not made arrangement to pay their dues. On November 18th the HOA will file with the Justice of the Peace to pursue JD Rule and initiate garnishment of wages on those homeowners who have refused to pay their fair share of dues, along with this will be another \$500 fine to pay for the fees in doing so. 154 homeowners have paid their dues and are current, 10 have not. We do understand people at times are affected by financial difficulty. IF YOU ARE EXPERIENCING FINANCIAL DIFFICULTY IT IS YOUR DUTY TO CONTACT THE HOA TREASURER AND WORK OUT AN ACCEPTABLE PAYMENT PLAN. YOU MUST DO THIS PRIOR TO THE DUE DATE FOR PAYING YOUR DUES. THE HOA IS WILLING TO WORK WITH YOU IF YOU ARE IN FINANCIAL CRISIS.

CONTACT INFO: 2009 Board of Directors

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Happy Thanksgiving!



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