



Flower Estates Civic Association

- Annual General Meeting
- Monday, November 13,
2023
- Holy Trinity Lutheran
Church
- 6:30 pm

Metairie Bank

Presentation by:

Paul Myers,

Vice-President,

Northshore Market President

New Parish Ordinance Regarding Home Septic Sewage Systems

Presentations by:

Tim Brown,

St. Tammany Parish Director of Environmental Services

and

Dr. Kevin Caillouet,

St. Tammany Parish Director of Mosquito Abatement & Medical
Entomologist



Agenda

- Financial Report
- Completed Projects
- Ongoing Projects
- Updates



Financial Report

- Moved banking to Metairie Bank. 2023 Interest \$131.12 vs. 2022 Interest \$7.54
- Invested \$25,000 into a 9-month CD at Hancock Whitney – money earned \$836.80. We recently rolled it over to a 3-month CD.
- Changed park maintenance. Money saved \$150.
- No longer have a CPA – money saved \$500
- Invested \$12,500 into an 11-month CD at Hancock Whitney.



2023 YTD Highlights

- \$4,345 in dues & donations vs. \$4,739 in 2022
- Communication materials to residents - \$172.20.
- Cleco - \$513.47 (does not include Nov/Dec)
- Neighborhood Engagement
 - Night Out Against Crime - \$194.86
 - Block Party - \$200.24
- Current Checking Balance: \$5,397.79
- Current Savings Balance: \$3,645.83
- Current CD Totals: \$38,336.80
- Total Balances: \$47,380.24

Your Dues

\$35 per year OR

\$2.92 per month OR

10 cents per day

Helps Flower Estates do many civic activities for our wonderful neighborhood all year long.

Please pay your dues!!!





Completed Projects

- Azalea Sign
- Car Washes
- Sober Living House
- Removal of plastics in the park
- Spring Neighborhood Party
- Letters to Army Corp, DEQ & WLF on behalf of our Bayou and neighborhood
- Updated FE North Monument Sign
 - New Columns & Paint
 - New Landscaping & Decorations for Holidays
- Sound Barrier Wall Completed behind Costco
- Night Out Against Crime
- No Outlet Sign on Hyacinth



Azalea Street sign installed



Thanks, Jason Fontanille



Cost: \$315 for post.



Car Washes

- Tommy's has passed all the Parish's requirements for a permit and have started construction.
- Take 5 is still in the review process.
- Both have agreed to build sound-barrier walls to protect residents that live behind them.

Sober Living House

- Due to Federal ADA and Fair Housing Laws, the Board can do nothing to stop them from being there.





Park Clean-up and Future

- Board members removed all the plastic toys from the park
- New playground equipment must be ADA compliant and would cost over \$30,000.
- A 46” round thermoplastic picnic table would cost nearly \$1,000.

Spring Neighborhood Party



Army Corps Letter Project on Ochsner Ext.

MVN-2022-00838-EPP

Dear Ms. Castaing:

The Flower Estates Civic Association would like the Army Corp to deny the destruction of the wetlands for the MVN-2022-00838-EPP site. Flower Bayou is the receiving waterway for this new development.

We oppose the density of this project which includes 24 single family lots, 10 multi-family apartments with a clubhouse and 8 commercial/office buildings. This is too much for 39.35 acres – over 56.6% of which are wetlands. All 22.27 acres of wetlands would be impacted with this proposal.

We encourage the Corp to look at the “big picture” or cumulative effects of wetland destruction in our area and not just on a piece by piece review.

More water diverted to Flower Bayou is not a good thing for homeowners in our neighborhood. We also request a public hearing be held on this permit application.

Please deny this request.

DEQ E-Mail Greenbriar Sewage Treatment Plant

The applicant seeks a permit from the Louisiana Pollutant Discharge Elimination System to discharge treated sanitary wastewater by effluent pipe into Flowers (sic) Bayou. (Note: The application refers to our bayou as "Flowers". The correct name is "Flower".)

The applicant claims that the effluent is fully treated when the discharge leaves the pipe directly into Flower Bayou. We are asking that the Parish consider creating a surface water pond in which to discharge the treating effluent, as a secondary protection prior to discharging to Flower Bayou. The effluent would still receive some tertiary treatment from the pond (not a treatment pond), but more importantly, any issues with the discharge would be much more detectable and much more likely dealt with before discharging into Flower Bayou.

The solution to pollution is dilution. Flower Bayou is so small and impaired that often times our flowing waters are comprised mostly of "treated" sewage. We are already well beyond the limit of receiving effluence.

Flower Bayou is designated as a Louisiana Natural and Scenic River. I would also like to add that Flower Bayou and the Little Tchefuncte River have an ONRWs (Outstanding Natural Resource Waters) designation and the DEQ must not allow further degradation on ONRWs. ONRWs are areas designated for preservation, protection, reclamation, or enhancement of wilderness and aesthetic qualities and ecological regimes. We ask that you not approve any additional wastewater discharge without requiring the suggested step-down pond and please consider a public hearing to discuss this matter further as it greatly affects Flower Estates Subdivision.

LDWF Scenic Rivers After-the-Fact Permit

The first paragraph of the application purports that the work was “inadvertently” completed without obtaining authorization from LDWF. The applicant, All State Financial, and its agent have previously applied for and been given Scenic River permits for its other large developments in the West St. Tammany area. In this application, All State Financial admitted they were issued a compliance order (CO202062015) for Normandy Oaks in 2015.

The right of way was cleared in preparation of open trenching the lines within 100 feet of Timber Branch. However, All State Financial is well aware that clearing the bank of a LASR would require LDWF authorization. It could be argued that All State Financial is probably aware that such an activity would likely not be permitted as proposed.

This appears to be a case of “it’s easier to ask for forgiveness than ask for permission”. LDWF must take effective enforcement measures to deter future violations from this and other applicants who continue to cross the line when developing land in ecologically sensitive, protected lands. Meaningful mitigation and restoration measures must be provided to adequately offset the impacts of this unpermitted and likely impermissible action (trenching and clearing within 100 feet of an LASR). If this permit is to be issued, the restoration and mitigation plan must be completed before any after-the-fact permit is issued.

All State Financial has failed to maintain adequate Stormwater Control Measures to prevent erosion and sedimentation resulting from the project. No measures were in place until a resident filed a violation complaint with DEQ. Runoff continues to flow down the recently cleared and disturbed corridor, affecting Timber Branch and the Tchefuncte. Without adequate measures, channels may form within this corridor. The applicant should be required to take corrective measures immediately. The ground cover should be reestablished immediately.

Flower Estates North Monument Sign

- Thank you, Glenn Schafer, for getting the much-needed new posts installed.
- Thanks to Metairie Bank for allowing the sign to remain.
- Thanks to Sherri and Darrell Dragon for doing needed repairs, priming and re-painting on the horizontal signs and staining the posts.
- Sherri is also changing the new-seasonal flag decoration!
- Total cost of the project \$1,226.84.
- Thanks to Donalyn Hassenboehler, FECA board member, for getting new landscaping around the sign.



Night Out Against Crime 2023





Ongoing Projects

- Flower Estates South Monument Sign
- News Flash – neighborhood updates 3 times/year
Cost \$106.37
- Update Covenants & Restrictions
- Bowers Storage Building – corner of Azalea & Hwy. 21 If he builds, it will only be a 3-story building.
- Old Forest Manor

Flower Estates South Monument Sign

- Thanks to Glenn Giffin and Maria Mire for working to make sure the sign was completed this year.
- Big thanks to Joey Champagne for letting us use his property to put our sign up.
- Brookfield Property has paid for the sign.





Old Forest Manor

- St. Tammany Parish Hospital is in the process of demolishing the Old Forest Manor on Hwy. 21.
- They will be building a 50,000-sf two-story Pediatric and Women's Care Clinic in its place.



Other updates

- Reminder to not burn anything on your properties while there is a State and Parish BURN BAN in effect. If you see/smell/hear something burning – call 911. Don't hesitate. Our entire neighborhood could burn down. We don't have fire hydrants.
- Spring & Fall Neighborhood-Wide Garage Sale
- Private Facebook Page set-up
 - Flower Estates Families
- Monthly Ladies Luncheon

Communicating with Residents

- Nextdoor – 582 residents
- Flower Estates EIS (email) to due-paying residents only – 152 residents – Board messages only
- Flower Estates Families on Facebook – 89 members – private group
- www.flowerestates.com



Neighborhood Safety and Welfare

- If you see anything that you feel is illegal or life threatening – call 911 immediately.
- If you want to report something that is disturbing, call the non-emergency Sheriff's number 985-898-2338.
- If you think someone is breaking a Parish ordinance, contact code enforcement at [A Code Enforcement Complaint \(stpgov.org\)](http://stpgov.org)
- Speeding Cars – call STPSO at 985-809-8200 to request more patrols in FE.
- Loose Dogs – try to contact dog's owner first, then contact Animal Control at 985-867-6519.

EVENTS FLOWER ESTATES

HERE ARE SOME
GREAT EVENTS TO
BRING THE
NEIGHBORHOOD
TOGETHER.

OCTOBER

- Invites to attend HT trunk or treat
- Halloween Night trick or treat hayride

APRIL

- Easter Egg Hunt at the park

NOVEMBER

- Turkey Trot in the neighborhood supporting local charity

JULY

- Golf Cart/Wagon/Walking parade

DECEMBER

- Père Noël on the bayou with hot chocolate and cookies
- Fire truck Santa visit

IDEAS?

- Open to all thoughts and suggestions

FEBRUARY

- King Cake Party

OCTOBER
2023

*"A good neighbor
increases the value of
your property"*
-Czech proverb



St. Tammany
Parish

District 1's
New
Councilman

Rick Smith

985-259-1900

ricks309@gmail.com

Please sign up for emails updating
constituents about District 1.

Garbage Collection

- Waste Management (wm.com) 800-284-2451
 - Monday/Thursday waste; Wednesday Recycling \$40.79/month autopay (\$49.29 without)
 - They require you to have their labeled bins. One bin/pick-up.
- Coastal (www.ces-la.com) 985-781-3171
 - Monday/Thursday waste only \$30/month
 - Three 95-gallon bins per pick-up for an automated truck.
- Pontchartrain
 - Monday/Thursday waste only \$36/month.
- Keys (www.keysnds.com) 985-845-1380
 - Tuesday/Friday waste only \$36/month
 - Any size garbage can with no restrictions as to size or number.



Lemontree Recycling



Lemontreerecycling.com
985-869-1576

322 W. 26th Ave., Covington
Pick-up only. \$20/mo for glass
\$25/mo for glass & metal



Glass

Remove all caps/lids/corks
Glass only



Metal

Aluminum Metals (AM) – most soda,
beer & water cans
Non-aluminum Metals (NAM) – If you're
not sure put it in the NAM bin

Thank you

- Lutheran Church for the facility
- Glenn Schafer for the AV equipment
- Sherri Dragon for getting the food and drinks
- Dwight Bellanger, CPA, who answers all my questions about our 501c4.





2023 Board Members

Debra Hebert

Sherri Dragon

Jason Fontanille

Sharon Urbina

Glenn Giffin

Don Alette

Maria Mire

Donalyn
Hassenboehler

Missy Morgan

2024 Board Members

Debra Hebert

Sherri Dragon

Sharon Urbina

Glenn Giffin

Don Alette

Maria Mire

Donalyn
Hassenboehler

Alan Heintzen

Sherri Hotard