

On the web at  
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**NEWSWATCH**

September 2013

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# Shenandoah Homeowner's Association

*Serving the Homeowners of Shenandoah Estates Since 1972*

## Shenandoah Yard of the Month

By: Kevin McNicoll

Congratulations to this month's winner of the 'Yard of the Month' award that goes to **17225 Terrance**. The owner receives a \$25 gift certificate to **Clegg's Nursery**, our gracious sponsor. Thanks to all of you who take pride in your property. Keep up the great work!

We'll be judging the 'Yard of the Month' nominations every month and announcing the winner in Newswatch. Nominations can be submitted any time to: [beautification@shawebwatch.com](mailto:beautification@shawebwatch.com). Thank you for all the hard work and good luck in the future! Keep up the good work!

**THE SHENANDOAH HOMEOWNERS ASSOCIATION ANNUAL MEETING IS 6:30 MONDAY, SEPTEMBER 16th AT THE JONES CREEK LIBRARY.**

*featuring*

**the Election of SHA Board Members and an update on efforts by Local Schools for Local Children to create a new school district to better educate our children**

*Including*

**the possible incorporation of a new city following the Central model.**

## Shenandoah Homeowner's Association 2013 Membership Enrollment Form

PLEASE PRINT ALL INFORMATION CLEARLY

Name \_\_\_\_\_ Home Phone \_\_\_\_\_

Address \_\_\_\_\_ E-mail Address \_\_\_\_\_

Comments \_\_\_\_\_

SHA dues are \$30.00 per calendar year (Jan-Dec). You may include additional funds to be specifically applied to an

General Operations

Beautification

Membership

Legal

Security (including radar patrols)

Other (Specify in comments section)

Please make your check payable to *Shenandoah Homeowner's Association*, then cut out this form and mail to:

Shenandoah Homeowner's Association  
P.O. Box 77204  
Baton Rouge, LA 70879-7204

## A message from the President

By Henry Grace

The Shenandoah Homeowners Association will hold their Annual Meeting Monday September 16, 2013 from 6:30pm to 9:00pm at the Jones Creek Regional Library.

There will be an election for **five** members for a two year term on the Shenandoah Homeowners Association Board of Directors.

If you are interested in being on the SHA Board of Directors, send your name, phone number and email address to [president@shawebwatch.com](mailto:president@shawebwatch.com).

Serving on the Board is a chance to help protect our property values by helping to keep Shenandoah Estates a great place to live.

Special guests for the meeting are Mr. Norman Browning, the president of Local Schools for Local Children and representatives of the St George Fire Department. They will speak about the continued efforts to create a new school district.

Since legislative leaders have said we must be a city to form a new school system, they will also address the possibility of proceeding in the same fashion as Central, which incorporated itself into a city and then formed a new school district.

They will present information that supports the assessment that not only could a new city and school system survive on existing revenues, they could thrive and grow. The City of Central and the Central School District have shown it can be done.

## National Night Out Against Crime

Shenandoah Night Out Against Crime was a successful event held during National Night Out Against Crime week - August 4 through Saturday August 10.

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A Monthly Publication of the  
Shenandoah Homeowners Association

## OFFICERS AND DIRECTORS

Henry Grace .....	President
Chester Welch .....	Vice President
Michael Bass .....	Treasurer
Diana Martin .....	Secretary

Paul Berniard, Bill Cornwall, Tom Hirschey, Sandra Lambert, Kevin McNicoll, Keith Mitchell, Gretchen Nestler

## SHA INFORMATION NUMBERS

Henry Grace ..... 752-0395  
General Information and Membership

Tom Hirschey ..... 753-9562  
SHASP Information

Vacant ..... ###-####  
Architectural Control Information

**SHA WEBSITE: <http://www.SHAWebwatch.com>**

## ADVERTISING

Please support the merchants and professionals who work with us to keep you informed. Revenue from ads makes the publication of the *NewsWatch* possible.

## ADVERTISING RATES

All rate quotes are for **camera ready** ads.  
*NewsWatch* monthly circulation is approximately 2125.

Half page on back cover .....	\$175.00
Pre-printed insert .....	\$150.00
Half page inside .....	\$120.00
Quarter page .....	\$70.00
Small ad .....	\$40.00

Ad space is limited. All ads are placed on a first right of refusal and first come, first served basis.

For further information contact:  
Linda Ledoux, Publisher

**753-8574**

Printed by The Graphic Source

## IN AN EMERGENCY

**Emergency..... 911**  
**Sheriff's Dispatch .....389-5073**

**The Shenandoah Estates Crime Prevention and Improvements District voicemail number is 753-4260.**

Use it as follows:

1. In an emergency, call 911. The Sheriff's Dispatcher and SECPID may be called later, if time permits.
2. To report vandalism or suspicious activity notify the Sheriff's Office. Then use the SECPID voicemail to notify the District.
3. To arrange for patrol checks of your home while on vacation, use the SECPID voicemail.

*All signed or otherwise attributed articles are the sole opinion of the writer and are not an editorial position of the SHA or the Publisher.*

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Thanks go out to the East Baton Rouge Sheriff, St George Fire Department and BREC staff, including Ryan Reed, Recreation Manager for making all Shenandoah Estates residents that came out to the BREC Park on Antioch Blvd on August 10 from noon to 4:00pm welcome.

Food was a welcome addition thanks to the award winning chili from Chef and SHA Vice President Chester Welch.

St George Fire Department had one of their ladder trucks with all equipment on display. Thanks go out to PIO Eldon Ledoux.

The East Baton Rouge Sheriff Department had their SWAT vehicle with all the equipment available to touch and feel including the rubber bullet gun. Thanks goes out to Captain Randy Aguillard, Captain Steve Young, Captain James Broussard and Captain Robert Buquoi. Special thanks goes out to PID Casey Rayborn Hicks and Deputy Savannah Williams.

SHA looks forward to other events with the St George Fire Department, East Baton Rouge Parish Sheriff Office and BREC Parks system.



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## 2013 LSU Football Schedule

The 2013 college football season which seemed forever away last December has snuck up on us. In fact, by the time this is mailed LSU will be off to a good or horrible beginning with either a victory or loss vs the TCU.Horned Frogs.

The full schedule is as follows:

- August 31 - TCU in Arlington, Texas
- September 7 - UAB in Baton Rouge
- September 14 - Kent State in Baton Rouge
- September 21 - Auburn in Baton Rouge
- September 28 - Georgia in Athens, Ga.
- October 5 - Mississippi State in Starkville, Miss.
- October 12 - Florida in Baton Rouge
- October 19 - Ole Miss in Oxford, Miss.
- October 26 - Furman in Baton Rouge
- November 2 - Open Date
- November 9 - Alabama in Tuscaloosa, Ala.
- November 16 - Open Date
- November 23 - Texas A&M in Baton Rouge
- November 30 - Arkansas in Baton Rouge

The SEC Championship Game is scheduled for December 7 at the Georgia Dome in Atlanta.

PLACE  
THE GRAPHIC SOURCE  
HERE

## SECPID Patrol Report

July 2013

Shifts Patrolled:	34
Traffic Stops:	105
Citations Issued:	72
Warnings Issued:	33
Vacation Checks:	83
Traffic Charges:	83
Narcotic Arrests:	0
Insurance Storages:	1
Other Arrests:	6

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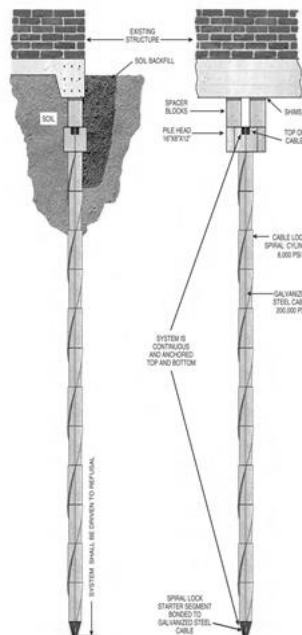
Haller, Catherine .....	16 years old .....	755-8233
Haller, Kristen .....	14 years old .....	755-8233
Jarreau, Parish .....	14 years old .....	907-8525
Leerkes, Claire .....	17 years old .....	751-4117
Murphy, Kayleigh .....	14 years old .....	752-0400
Taylor, Audrey .....	14 years old .....	663-6612
Welch, Brook .....	16 years old .....	753-2384
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## SHA Meeting Minutes August 13, 2013

**Present:** Henry Grace, President, Chester Welch, Vice President, Mike Bass, Treasurer, Diana Martin, Secretary, Tom Hirschey, Security, Sandra Lambert, Board Member., Paul Berniard, Board Member, Bill Cornwall, Board Member, Keith Mitchell, Board Member

**Absent:** Kevin McNicoll, Beautification, Gretchen Nestler, Board Member

Meeting called to order at 7:00 P.M. by Henry Grace. Quorum was present.

**Secretary's Report** – Diana Martin - Move to accept minutes as printed in the Newswatch Newsletter. One correction was noted. Reference to construction on Tiger Bend should have stated "Jones Creek". Motion to approve was made by Mike Bass and seconded by Sandra Lambert. Motion carried.

**Treasurer's Report** – Mike Bass – Paid members this month is 230 with a total membership for the year of 533. The budget is in balance at this time. No questions about the report were presented.

**Security Report** – Tom Hirschey – Maintaining 140 hours of patrol with 4 hour administration. There were 124 stops, 84 citations, and 120 actual charges. 5 arrests were made. There were 75 vacation checks. There was a significant increase in arrests in seven months over the last twelve months due to increased patrol.

There was a resident who reported a wheel barrow stolen out of their yard during the day when a work crew left the yard for a short while. When the crew returned, the wheel barrow was gone. Residents are reminded to secure equipment or at least move from plain sight when not in use.

The school zones from Appomattox to Chattanooga are have now been revised to one continuous zone on Antioch Blvd. This should eliminate the confusion of going through two zones within a few yards of each other on the same street. Posted school zones now in affect are: 6:30 to 9:00 a.m. and 2:00 to 4:00 p.m.

The "National Night Out Against Crime" was officially observed on August 6<sup>th</sup> with porch lights left on. The neighborhood celebration was held August 10<sup>th</sup> at the BREC Park. There was a small

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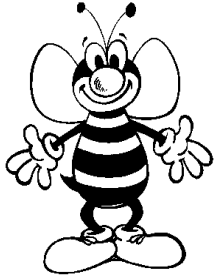
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turn out for this first year celebration. There were lots of giveaways and volunteers. A suggestion survey was given out and the feedback was good from those who attended. The Board would like to hold this event again next year, perhaps later in the day with more advertising.

**Architectural Report** – A resident on Malvern Hill requested approval to replace a fence on the South Side of his property. The request was approved.

Two houses were reported to be in deplorable

condition. One is bank owned on Point Clear and is for sale. The second is on North Rockbridge. The pool is not covered, the pool lining is coming off, and the fascia is coming down. It is not clear if anyone lives there. A letter will go out from the President with a possible second letter from the attorney if necessary.

A house on Kennesaw has high grass in the front and higher grass in the back. This was reported to 311. House appears vacant.

go to page 8

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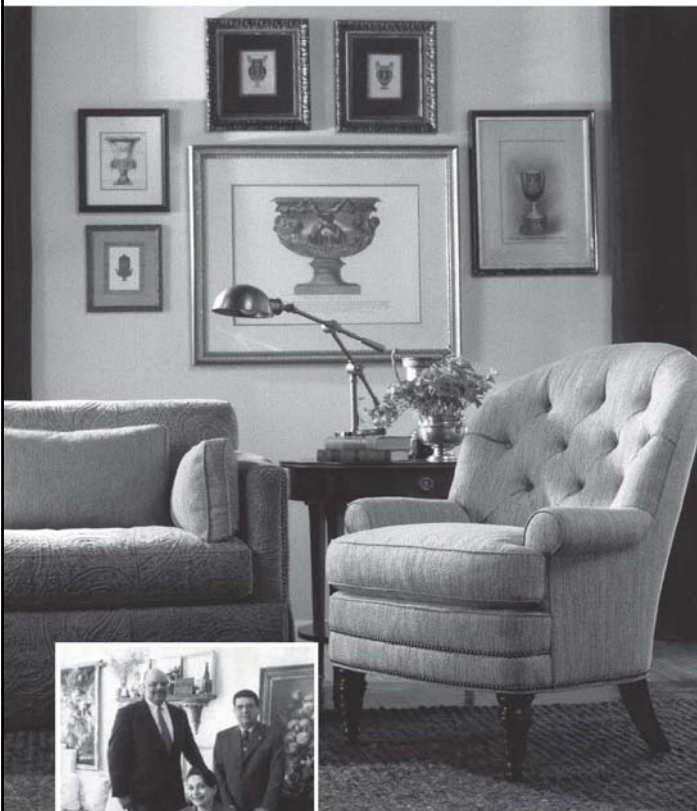
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MINUTES ... from page 7

**Newswatch Report** – Linda Ledoux – Deadline for articles and reports is Friday, August 16<sup>th</sup> this month.

**Beautification Report** – The yard of the month is 17225 Terrance Ave. They will receive a \$25 gift certificate from Clegg’s Nursery. Congratulations!

**Old Business** – Chester Welch – The Crime Prevention and Improvement District is putting a solar light on the bridge on Chadsford Ave to assist children walking to school. It has been ordered and delivered and will be installed in the next few days. Publicity will be done when installed. We are working with the lighting Manager for the City. When the project is completed, there will be a legal transfer from the Crime District to the City Parish.

**New Business** – There is a parking issue on Shenandoah Ave. on both sides at the entrance to the Subdivision. This will be an even bigger issue when the construction is completed and the new turn lanes are in. Tom Hirschey has requested “No Parking” signs for this area.

There has been a lot of discussion on the definition of “single family residence”. Three people unrelated can live together as a single family however this changes when the number of residents goes to four.

A traffic study has been requested for Malvern Hill. There is a lot of speeding and it has become a cut through. This is anticipated to increase as the construction on Jones Creek progresses.

The landscaping of the right of way on Vicksburg owned by Greentrails is not being maintained to the same standard as other parts of Greentrails. The sidewalks and curbs are not edged or blown off. It is unsightly and sidewalks are difficult to walk through. A letter from the President will be sent to the property owner requesting that this be corrected.

The annual meeting of the Shenandoah Homeowners Association will be September 16, 2013 at 6:30 p.m. at the Jones Creek Regional Library. There will be a speaker who will discuss the “City of St. George” update. It was noted that a larger room may be needed.

An election of Board will be held at the annual meeting.



To recap the SHA Board's make-up and upcoming vacancies:

The SHA Board is comprised of ten members each serving a two year term. The members' terms are staggered so that five member's terms end each year. In addition to the members serving elected terms, the immediate past president holds a seat for one year, bringing the total Board membership to eleven.

This year Henry Grace, Sandra Lambert, Diana Martin, Kevin McNicoll and Keith Mitchell's terms expire. Each is eligible for re-election for a two-year term except Henry, who automatically returns next year as the immediate past president. Since Henry can't occupy two seats, this means FIVE people are to be elected for two-year terms. If all the other four seek re-election at least one new member is needed.

Mike Bass, Tom Hirschey, and Chester Welch were elected last year to full two-year terms, as were two of the following three people: Paul Berniard, Bill Cornwell and Gretchen Nestler. The third was elected to a one-year vacancy.

The present officers on the Board will serve as the nominating committee. If anyone is interested in serving on the Board, please contact a Board officer.

The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Diana Martin  
Secretary

### Shenandoah Crime District News

The next Board of Commissioners' meeting of the Shenandoah Estates Crime Prevention and Improvement District is scheduled for October 15th, 7:00 PM at the Jones Creek Library.

SECPID has had a fully self contained and solar powered street lamp at the bridge on Chadsford between Kennesaw and Antioch. Over 30 children walk or ride across that bridge either to Shenandoah Elementary or to catch a school bus.

A dedication ceremony is planned with the SHA, SECPID, principal of Shenandoah Elementary, and member(s) of Joel Boe's office, and the EBR Department of Public Works to formally gift the \$9,500 project to the City-Parish.

The availability of grant money with which to install sidewalks in the area is being investigated.

## July Sheriff's Office Call Report From EBRSO.ORG

Zone 9A2 includes all the area east of Jones Creek Rd, south of George O'Neal Rd, and north of Tiger Bend Rd and Babin Rd.

This area includes not only our subdivision, but a number of other major subdivisions and also all the developments and apartments off George O'Neal, and the businesses on the east side of Jones Creek Road.

	SECPID	9A2
911 Call	3	7
Alarm	9	16
Battery/Assault	0	1
Damage to Property	1	2
Disturbance	1	7
Public Assistance	32	58
Stalled Vehicle	1	1
Suspicious Incident	3	8
Theft	2	8
Vehicle Crash	0	2
Vehicle Burglary	1	1
Vicious Animal	0	1
Violations	7	9
<b>TOTAL</b>	<b>60</b>	<b>121</b>

### EDITOR'S NOTE -

The data in this report is only a partial report of the July activity. The portion of the EBRSO website dealing with the geographic distribution of reported crimes was down for part of the month.

Although the total numbers are low, the ratio of crime inside to outside the SECPID area is accurate and relevant.



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- 6th - Capital Gains
- 7th - UAB vs LSU
- 13th - Run Jane Run Live Event
- 14th - Kent State vs LSU
- 21st - Auburn vs LSU
- 28th - LSU at Georgia
- Oct 5th - LSU at Mississippi State

Happy Hour Monday to Friday 4:00 pm to 7:00 pm

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## REAL ESTATE UPDATE

**By: Janie Fowler, CRS**  
**EXIT Real Estate Group**

During the reporting period, seven homes were placed on the market in Shenandoah Estates. The average new listing price is \$191,086 with a living area of 2136 square feet and a price of \$89.45 per square foot.

There are currently 25 homes available in Shenandoah Estates. The average listing price is \$199,920 with an average living area of 2185 square feet, for an average listing price of \$91.48 per square foot. The average home has been on the market for 97 days.

There were eight homes reported sold by an MLS Realtor during the reporting period. This does not include any sale by owner activity. The average sale price was \$156,881 with a living area of 1769 square feet, for an average sale price of \$88.69 per square foot. The average house sold was on the market for 43 days.

Age	#	Ave Sale	\$/SF	Median	DOM
0-20	n/a	n/a	n/a	n/a	n/a
21-30	2	\$176,000	\$95.81	\$176,000	48
31+	6	\$150,508	\$86.32	\$147,625	41

The sales listed below are those that were reported as closed during the reporting period. Information is based exclusively on MLS data and is neither guaranteed nor warranted. This listing is a reference only and is not intended to accurately reflect your individual home's value.

Address	Lv Area	Selling Price
17218 Appomattox	1708	\$155,000
5727 Cedar Creek	1508	\$149,500
16942 Culpepper	2138	\$202,000
5144 Kennesaw	2045	\$135,799
5733 Manassas	1536	\$150,000
6024 Manassas	1614	\$145,700
17218 Rockbridge	1722	\$130,000
17227 Rockbridge	1962	\$187,000

**Don't forget the SHA Annual Meeting**  
**Monday, September 16,**  
**7PM at the Jones Creek Library.**

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Hi Nabor Coupon #26-SD

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