

# CPHA Minutes—December 2003

**Board members:** ✓ Andrea Cassidy  
✓ Beau Graugnard Vice President  
Darren Landry Treasurer  
✓ Dan Lupton  
✓ Richard Shurley President  
✓ Elizabeth Swoope Secretary

**Other attendees:** Sue Smith, Baton Rouge Green  
Sgt. Mary Neck, Baton Rouge Police Dept.  
Kerry Morris, 8567

The CPHA Board of Directors met December 9, 2003. Richard called the meeting to order.

Andrea moved that the minutes from the last board meeting be approved and Dan seconded the motion. The minutes were approved.

Directors agreed that minutes posted on the web site will be marked with the word DRAFT until approved by the board.

## **New Business**

### Baton Rouge Green

Sue Smith of Baton Rouge Green explained that there is a landscape architect on staff who has master's degrees in both landscape architecture and urban forestry. Ms. Smith said that neighborhoods can pay a \$250 annual membership fee which entitles them to:

- 10% discount on trees (already at wholesale price) during tree sales in November and March, as well as at other times. (Some trees planted on public property are free if the neighborhood promises to maintain them.)
- Landscape architect will create a master plan for the neighborhood for the cost of her time. Our master plan might include things like crape myrtles around the pool and groves of trees at the back.
- LA tries to work with the neighborhood's natural resources.
- LA does a canopy assessment and tries to plan plantings to improve canopy status.
- A workshop explaining the assessment and plan.

Ms. Smith said that there are grants available to neighborhoods wanting to make improvements using Baton Rouge Green's resources. She recommended that we apply for a Baton Rouge Area Foundation grant for \$3000 on February 1, 2004, to pay for the landscape architect's time to create a master plan and apply for a "Can Do" grant for \$1500 on August 1, 2004, to purchase trees.

Liz moved that CPHA join Baton Rouge Green, Dan seconded, and the motion was approved.

Liz volunteered to write the grant proposals with guidance from BR Green staff.

Andrea suggested that a committee be appointed to oversee landscaping concerns. Dan and Kerry Morris volunteered to serve on the committee and Alan Fugler was also appointed to the committee.

## Neighborhood Watch

Sgt. Mary Neck of the Baton Rouge Police Department mentioned several things that Neighborhood Watch participants might do:

- Designate block captains who are notified when something unusual happens.
- Create a list of residents and their work and mobile phone numbers so they can be contacted if something suspicious is happening at their residence while they are away.
- Identify houses (house numbers, Neighborhood Watch logos painted on curbs)
- Distribute parking tags for residents' cars.

Since we are not in the city limits, the Sheriff's Department is responsible for our Neighborhood Watch. Andrea will contact someone there.

## Grounds Maintenance

Paperwork for the new grounds maintenance contract with A Lawnman are being finalized. The contract will take effect January 1, 2004. Details of the grounds maintenance contract process are at the end of this document.

Beau will mail letters to all lot owners that they are now responsible for mowing their lots.

## Legal Issues

**8409:** Legal action will be taken as soon as possible to force the owner of 8409 to repair the unit and install siding.

**Liens:** Liens have been filed against several properties with large overdue dues balances. The liens need to be filed with the Justice of the Peace. Richard will check on renewing existing liens.

**Abandoned vehicle:** Dan will call the Sheriff's Dept. to report the vehicle that is up on blocks. A note from the Sheriff's Dept. will be left on the vehicle. If the vehicle is not moved within the specified time, it will be towed.

## House Numbers

It is sometimes difficult to identify addresses of homes in our neighborhood; many numbers are missing and even when all numbers are in place, they may be hard to see, especially at night.

Andrea will see whether area high school students might be available to spray paint numbers on curbs or on streets near carports.

Richard will check with parking lot marking companies.

## Community Maintenance Needs

Dan walked the neighborhood and made a list of maintenance and repairs needed on all homes in our community. Liz will create a database of the list and individual notices can be sent to homeowners with a newsletter to go out in January.

The meeting was adjourned at 7:40 p.m.

## **Appendix: Grounds Maintenance**

Richard, Andrea, Dan, and Liz met on November 27, 2003, to discuss bids received for grounds maintenance. Andrea spoke to representatives of 17 companies on the phone, walked the grounds with 14, and received bids from 10.

After reviewing the bids, Dan moved that A Lawnman be awarded the contract. Richard seconded, and the motion was approved.

Richard will notify Turfscape by December 1 that we are canceling the contract. Andrea will finalize the details with A Lawnman.

Bids received, from highest to lowest:

**Baton Rouge Lawn Pro:** \$3,000 per month (includes 6 bush trimmings per year)

**DLS Landscape Management, LLC:** Everything was broken down by price. The costs for most of the services we need are:

Mowing	\$ 680 per service
Hedge trimming	\$ 250 per service
Mulching	\$ 610 per service
	\$2,317.50 per month

**Wells Landscape Management:** \$2,275 per month (includes mulching flower beds twice per year and trimming common ground shrubs)

**Perkins Lawn Service:** \$2000 per month (includes cut, weed eat, edge)

**Blue Skies Landscape, LLC:** \$1650 per month (includes mowing, weed eating, edging, blowing, trimming, weeding flower beds)

**Jerry W. Whittington:** \$1525 per month (includes mowing, edging, and blowing, and bush hogging three times per year)

**Turfscape:** \$1150 per month

**Glenn A. Berger, Jr.:** \$950 per month (includes mowing, blowing, edging, weed eating, trimming hedges, and mulching flower beds)

**Carpet-Lawn:** \$975 per month (includes mowing, weed eating, edging, blowing, trimming bushes, weeding flower beds)

**A Lawnman:** \$850 per month (includes mowing, weed eating, edging, blowing, trimming bushes, treating ant hills, and weeding, maintaining, and mulching flower beds)