

BORDEAUX VILLAGE NEWS



Message from the Board of Directors

Greetings Neighbors!

The past few years have been challenging for all of us, including our homeowners' association. Since the pandemic, Hurricane Ida claims and general Bordeaux Village maintenance, your volunteer Board members have served the community to the best of our collective abilities. And we are happy to say that we now have six members! But as with any community, Bordeaux Village is most successful when we come together as a whole community.

Make no mistake, this is YOUR association, YOUR community, and it needs YOU for its enrichment.

We are now striving to share news with everyone more often and ask everyone to please read any email that is sent from Bordeaux Village. We hope reading this newsletter will help all owners, new and those who have lived here for a while, better understand the policies and procedures for making Bordeaux Village a wonderful place to live.

Thank you all for your continued support and cooperation.
Bordeaux Village Townhomes Association Board of Directors

IMPORTANT INFORMATION



OUR NEXT ANNUAL
HOMEOWNERS' ASSOCIATION
MEETING IS SCHEDULED FOR
WEDNESDAY, SEPT 13, 2023 AT
CHATEAU COUNTRY CLUB
TIME AND DETAILS WILL BE SENT
AT A LATE DATE

CHANGES TO THE EXTERIOR OF A TOWNHOME PLEASE READ!

An Exterior Modification Form MUST be completed and submitted to the Board for approval before work has begun on the outside of your unit.

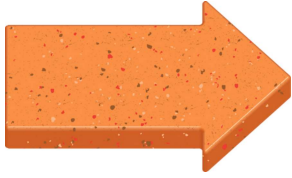
This policy has been in effect since 1977 and is the responsibility of all owners to comply with this procedure. The Declaration of Covenants has to be strictly enforced to maintain the uniqueness of Bordeaux Village. The Board will not accept any changes, modifications, etc. for any townhouse, no matter how small, unless a written request (the Exterior Modification Form) is submitted. Once the Board reviews the form, the homeowner will receive a letter or email stating the Board's approval or denial of the request.



Homeowners found in violation of these policies and procedures will be given written notice to correct the violation and will be fined for not submitting an Exterior Modification form before the work was completed.

To avoid this unpleasant situation and the extra costs associated with having to make any corrections or changes, please make sure to submit a form. Style and uniformity are important within Bordeaux Village.

If you have any questions of what exterior work consists of, please contact the board. Contact information is at the bottom of this newsletter.



REMINDERS

PARKING POLICY

* Each unit has at least one parking space, some have more. Residents must not park in or allow their guests to park in another owner's parking space without permission.

* Guest parking spaces may not be used as additional parking spaces for residents

* No one is allowed to double-park, i.e. one car behind the other in the same parking space.

• During the day, no one is allowed to block access to the mailboxes. The US Post Office will not deliver the mail if they cannot drive up to the mailboxes.

• No one is allowed to park on the common ground / grass.

• If a violation of this policy is observed, a Board Member should be notified.

• The unit owner or resident will be contacted to remind them of this policy and to ask them to remove the vehicle immediately.

• If the owner or resident refuses to remove the vehicle, the owner of the unit will be fined \$25 per day until the vehicle is removed. The fine will be added to the monthly statement.

• Repeat offenders will be fined with no additional warnings given.

• The car may be towed at its owner's expense.

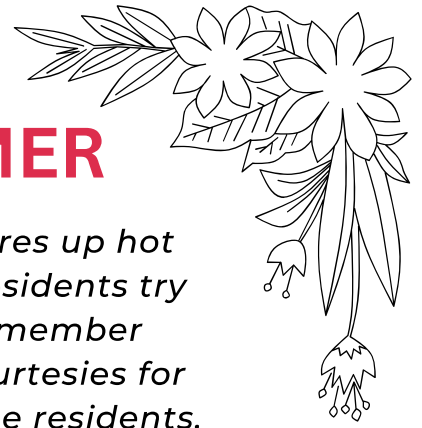


Don't Forget!

If you do ANY work in your gardens, if any soil is added, mulched, or any digging has occurred around the slab, Dave Carter Exterminating **must** be called so they can retreat the areas right away for termites. (504) 468-1823



THE DOG DAYS OF SUMMER



The phrase “the dog days of summer” conjures up hot summer days, and while Bordeaux Village residents try to cool off in the pool, it is important to remember the rules, regulations and basic common courtesies for the safety and comfort of all Bordeaux Village residents.

* **NO glass or breakable containers** are allowed inside the pool or tennis court enclosure at any time.

* Residents may invite up to **4 guests per unit**, and the resident **MUST** accompany guests at all times.



* **No running or diving!!**

* **An adult resident must accompany children & teens**

16 years & under at all times while they are in the pool & tennis court areas.

* **Unsupervised children or teens will be sent home.**

* **Courtesy is expected from everyone.** Music and TV volume must be monitored and not become intrusive to guests or owners.

* **All trash should be disposed of before leaving the pool area and taken with you as there is no garbage pick-up in the pool or tennis court areas.**



* **Please straighten furniture and leave the area clean and orderly.**

* **Parking is not available by the pool or tennis court areas.**

The parking areas adjacent to the pool and tennis court are reserved for residents living in the adjacent area.

POOL HOURS: Sunday thru Thursday - 7:00 AM to 10:30 PM

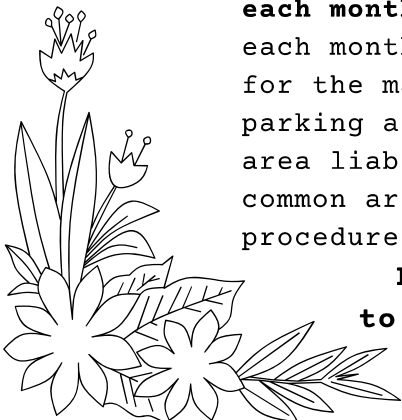
Friday and Saturday - 7:00 AM to 12:00 midnight



Friendly Reminder

As a member of the Bordeaux Village Townhomes Association, you are required to pay HOA fees. **Monthly dues of \$105 are due on the first of each month and become delinquent by the 10th of each month.** Payments received or postmarked after the 10th of each month are subject to late charges. Dues are used to pay for the maintenance of landscaping, common ground, fences, parking areas, mailboxes, pool and tennis court areas, common area liability insurance, officers and directors insurance, common area drainage, management and legal costs, accounting procedures, etc.

Please pay on time and keep your account current to avoid late fees and possible legal action.



HOMEOWNERS INSURANCE

Proof of insurance required

It is a requirement that every townhouse in Bordeaux Village be covered by all-risk homeowners insurance at all times. Each owner is responsible for and shall procure annual fire and all-risk coverage insurance upon such Owner's Townhouse for not less than the full insurable replacement value of the townhouse.

Each Owner must deliver to the Association Board, a certificate of insurance certifying that a policy of insurance as required is in effect and that said policy shall not be canceled, allowed to lapse, or materially altered except upon ten (10) days prior written notice thereof to the Board. At that time, a new certificate of insurance must be submitted to the Board.

Each Owner shall also be responsible for his/her own insurance on the contents of his/her Townhouse and furnishings and personal property therein.

While it may be an inconvenience to provide this information to the Board of Directors each year at renewal time, we must remember that this policy was established for our own protection. **It would only take one disaster at one uninsured unit to affect the entire neighborhood!**

PURPOSE - To ensure that all residents of Bordeaux Village are aware of and comply with the rules and regulations. and to protect the property of every town homeowner.

PROCEDURE **Please send a copy of your insurance policy to the Board of Directors immediately if you have not provided a copy in the last 6 months. This is also a yearly requirement when insurance is renewed.**

Failure to deliver such evidence of insurance shall subject the owner of the unit involved to a fine. The owner will be notified in writing. After 10 days written notice, if the insurance papers are not received, a \$25.00 per day fine will be added to the owner's monthly assessments.



TOWNHOME RENTALS

We have noticed an increase in the number of rentals in Bordeaux Village and want to remind everyone that **Short Term Rentals of less than 6 (six) months are not allowed**, this includes Airbnb or Vrbo type rentals.

Only an entire townhome may be leased, not any portions thereof,
and only to a single family at any one time for residential use.

Owners should choose their tenants carefully, as they will be held responsible for their actions.

Owners are to review the Declaration of Covenants and Policies & Procedures with new tenants and explain the rules regarding, pets, garbage pickup, pool hours and rules, parking, etc

It is also the landlord's responsibility to notify a Board Member when a new tenant moves in so the Association records will be updated with the tenant's name and phone number

Contact Information

The Bordeaux Village Townhomes Association website is where you can find copies of the ByLaws, Covenants, Policies & Procedures, the Exterior Modification form, how to contact the Board of Directors and more

<https://www.bordeauxvillage.com/>

HAVE A QUESTION, COMMENT OR INQUIRY?

Don't hesitate to ask.

Email or call and leave a message or text us and someone will get back to you within a couple of days.

Please be patient! We are volunteers and several of us work full time.

Email: bvtha.newsletter@gmail.com

Phone: 504-356-2077



YOUR VOLUNTEER BOARD

President: Brenda Varuso

Secretary/Treasurer: Cathy Gaffney

Directors:

Judy Appel

Florence Nagle

Beverly O'Neill

Deborah Pope



Bookkeeper: Kathy Gaulon