

BORDEAUX VILLAGE NEWS

Message from your Board of Directors

A new year has begun and with it, there are changes you will notice throughout the coming months. These are only a few...

The Board members are hard at work amending and updating the Policies and Procedures to make them more current, fair and easier to understand.

Very important is the increase in fines due to violations of the association rules. You will be notified as soon as possible of these changes.

The Exterior Modification Form will be renamed to Exterior Maintenance Form for clarification purposes, and the form will be expanded to include the specific information that is needed. Be on the lookout for that email with a copy of the new form and a link to the form on our website.



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

IMPORTANT INFORMATION

ANY CHANGE TO THE EXTERIOR OF A TOWNHOME

PLEASE READ!

Out with the old (Exterior Modification Form) and in with the new (Exterior Maintenance Form) The new form will be available in the next couple of weeks so please take a look at it when we send it by email.

A form MUST be completed and submitted to the Board for approval **before work has begun on the outside of your unit.** This applies to ANY change, repair, replacement, painting, etc that is done on the outside of your unit.

This policy has been in effect since 1977 and it is the responsibility of all owners to comply with this procedure. The Declaration of Covenants is strictly enforced to maintain the uniqueness of Bordeaux Village.

The Board will not approve or accept any changes, modifications, etc. for any townhouse until 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 Maintenance form before starting any work.

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 about what exterior work consists of, please contact the board. Contact information is at the bottom of this newsletter.

You will find the new and improved form very soon on our website at <https://www.bordeauxvillage.com/policies-forms-etc>

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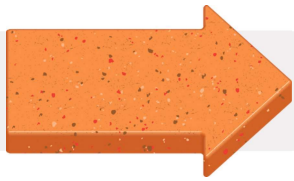
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REMINDER



*** As a member of the Bordeaux Village Townhomes Association, you are required to pay HOA fees.**

*** Monthly dues are currently \$105 and are to be paid by the first of each month. If payments are received after the 10th of the month, your account will become delinquent.**

*** Payments received or postmarked after the 10th of the month are subject to late charges. Dues are used to pay for the maintenance of common ground, fences, mailboxes, lawn pool services, exterior termite prevention & treatment, common liability insurance, management and legal costs, accounting, etc.**

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

BILL PAY IS THE EASY WAY

You can have your bank or credit union automatically make your monthly payment for you through **Bill Pay**. It is not ACH payments so routing numbers are not needed.

After enrolling and providing your bank with Bordeaux Village's information, your bank will then pay your dues on time, deducting the bill payment from the funds in your account.

You can set up a one-time payment, schedule future payments, or create recurring payments.

A great feature of bill pay services is that your bank or credit union guarantees on-time payment, as long as you have sufficient funds in your account. This means you won't face the consequences that can be associated with late fees or missed payments.

How to set up online bill pay

While each bank or credit union's process for setting up online bill pay will differ, you generally can expect to take the following steps:

1. Sign into your account through your bank's online portal or mobile app, and then toggle over to its **bill pay** feature.
2. Add Bordeaux Village as payee: You'll then need to add Bordeaux Village by providing your bank or credit union with Bordeaux Village Townhomes as the name and c/o 4129-C Loire Dr, Kenner LA 70065 as the address.
3. Next, you'll need to select how much you'd like the payment to be. (\$105 if paying monthly) You'll also have to specify the date on which the payment should be made (we recommend putting no later than the 1st of the month) and whether it is a one-time or recurring payment.

TOWNHOME RENTALS

We want to remind everyone that
Short Term Rentals of less than 6 (six) months are not allowed,
this includes Airbnb, Vrbo or traveling nurses-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 all rules regarding, parking, pets, common
round usage, garbage pickup, patio rules, etc.

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



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 townhome owner.

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 to a fine. The owner will be notified in writing. After 10 days' written notice, if the insurance papers are not received, fines will be added to the owner's monthly assessments until current declaration pages are received.



Good News

A shout-out of thanks to our wonderful volunteer head of maintenance, owner, and past president of BVTHA, Tim DeSoto, who has been very busy these past several months.

- * Many of the fenced areas that were not fully replaced after Hurricane Ida are rotting, and Tim has taken personal time to replace a lot of boards along those fence areas.
- * Thanks to Tim's diligence, mailboxes and the mailbox stands have been repaired and preplaced.
- * In our pool area, he has installed a bamboo fence giving us privacy from the building behind the gazebo.
- * Tim also installed new ceiling fans under the gazebo since the old ones were deteriorating.

SO PLEASE REMEMBER TO TURN OFF THE FANS AND LIGHTS WHEN YOU LEAVE!

Recently an owner's security camera caught a couple of youngsters walking down their driveway late one evening and when the owner went outside to check, the kids were trying to climb over the pool gate. This was "after pool hours" and the owner ran them off. We have now decided to install a security camera facing the pool gate so we can monitor any unusual activity for safety reasons. In the past, there have been kids/teens even adults climbing the tennis court and pool fences, and if anyone were to get injured, the association would be responsible.



You might have noticed that the Bordeaux Village sign and a couple of pole lights were not working for quite a while. We met with several companies to determine the cause and are happy to report that most of the lights are repaired and working, with a bit more electrical work that needs to be done.

If you see any Bordeaux Village globe lights that are not working or are broken please contact us right away.

Bordeaux Village, through the diligence and hard work of the owners, has earned a special reputation for being a beautiful, well kept, and desirable area of Chateau Estates. To maintain this integrity, our Design Review Committee makes periodic inspections of all properties (excluding patio areas which are fenced and inaccessible).

These inspections are performed to assist the individual homeowners with identifying property maintenance, repairs, and/or other matters regarding our units that need to be addressed. In preparation for this, please use this time to inspect your unit and do any necessary repairs.

But don't forget to submit an Exterior Maintenance Form!

DESIGN
REVIEW

Contact Information

The Bordeaux Village Townhomes Association website is where you can find copies of the ByLaws, Covenants, Policies & Procedures, any updated information or forms. 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
Vice President: Florence Nagle
Secretary/Treasurer: Cathy Gaffney
Directors:

Judy Appel
Beverley Janssen
Deborah Pope



Administrator / Bookkeeper:
Kathy Gaulon