



LAKE VISTA NEWS

THE OFFICIAL PUBLICATION OF THE LVPOA

APRIL 2018



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PRESIDENT'S LETTER

BY
MONTE C. SHALETT

Have You Joined Our Neighborhood Association Yet?

Our neighborhood has seen challenges this year as new property owners stretch their imaginations to thwart the intent of the deed covenants on which we rely for the serenity and openness we treasure in Lake Vista. Some new owners fail to fully appreciate that they cannot both enjoy that ephemeral quality of life which they find so attractive here while at the same time trampling all over it with tall closed walls or hedges planted right to the lane's edge. We on your board have heard many complaints from our residents about this. We are working on this every day with the NFPAMA through their architect-consultant who lives in our neighborhood. If I can quote Jesse Noel, their Executive Director, "It has been my pleasure to begin learning about the lakefront communities and to attempt to refine the processes that govern the maintenance of the community's aesthetic."

But being your President is more challenging than just that one role, restrictions and deed covenants. It is like being a village elder or a mayor of a small burg of 750 families. We only have a few, less than one out of three, homeowners who are LVPOA members today where before Katrina, we had more than two of three – most residents were members and proud of it. We need to become a community where we are working for the common good rather than for our own good. If we are to see Lake Vista again in its grandeur, with open parks and open lanes, we need inclusivity and a common purpose. We must recognize that our Lake Vista is unique, not just in New Orleans, but in the United States. There is another community designed like ours in New Jersey, I think. Perhaps when I have more time, I will look it up. Or perhaps one of you volunteer to do so... which brings me to my next appeal:

Many calls I receive from residents start with a complaint not about what we or I am doing, but about what their neighbor is doing to degrade their quality of life. Often I sense selfishness on both neighbors' parts. First, because the caller is often not a member of the LVPOA. I suggest respectfully that we all need to make our contributions to our community before we ask for something back. No, it is not a tit for tat, a quid pro quo, or a "What have you done for me lately?" It is a fact of life that a body must have all of its parts working in synchrony to be a healthy, well-functioning body. At 250-300 members I think we are below our "biological threshold". Non-members are relying on the work of our few volunteers to maintain their welcoming flower beds, look after treating and trimming of trees, keep a watch out for developments which threaten our homes, parks, lanes and peace and quiet, serve on web or communications or infrastructure committees and answer their calls for assistance. Each board member works on a minimum of two committees. We are engaged and attentive. We push each other to do more and do better.

But we can not and are not accomplishing all that needs attention or all I want us to be doing to get to where we want to be. Other neighborhoods that serve as models for us are the French Quarter, Lakeview and Metairie Club Gardens to name a few associations. When you ask why we want this, just look at those neighborhoods and the demand and the property values. They treasure their heritage. We need to all treasure ours as well.

But we cannot do all of this without more participation from you who are able but don't have time to help on working on flower beds to printing and hand delivering our newsletters, serving as board members, block captains, committee members and just plain 'ole volunteering to keeping the flame burning. **Won't you join or call us or visit with your neighbor to welcome them into the LVPOA to increase our membership and get our great community together again!** This is what makes Lake Vista an even more incredible place to live.

We really look forward to meeting many of you at our Semi-Annual Meeting on April 30. If you are new or been here for a while but just joined LVPOA, please come and enjoy meeting your neighbors. We will be happy to visit with you!



Monte C. Shallett

504-982-7363

Colin Casey
owner
Lakeviewsgassdoctors@gmail.com
504.251.6214
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Contact Brenda Moffitt at ghvorhoff@cox.net for available space



LVPOA MEMBERSHIP DRIVE KING CAKE PARTY

LVPOA Board members hosted the 1st Annual King Cake membership drive in January. Courtney & Phil, owners of Bird's Nest Café, graciously allowed us to use their coffee shop. We had king cakes from all over the city for everyone to sample. We had over 100 Lake Vista neighbors join us and renew their LVPOA membership. Everyone who paid their dues received a Lake Vista neoprene key chain, perfect for walking around the parks!

Please continue to mail in your dues; we greatly appreciate your support! We are looking forward to hosting a Wine and Cheese membership event soon, please look for an invitation with the date and time in the near future. If you have not paid your dues for 2018, please visit GoLVPOA.com to pay them.

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LVPOA RESTORATION PROGRAM FOR *Majestic Live Oaks*

As anyone who attends LVPOA meetings knows, LVPOA has sought answers to the mystery of how we are so fortunate to have many Majestic Live Oaks in Lake Vista. It is estimated that we have as many as 150 of these, perhaps more. Recently we have been corresponding with the Louisiana Live Oak Society which consists of Live Oaks only that have attained a minimal girth of 8' in circumference when measured 4-1/2' from the roots. A larger Category of Centennial Oaks exists for Live Oaks that measure 16' in circumference. We have inventoried Zephyr Park to find 23 members, 1 Centennial. Other parks to be inventoried soon. This is a time consuming process and we will appreciate some volunteer help especially from LVGC and LVWC plus any other volunteers. We will inventory by Lane's along RE Lee and announce a schedule on Next Door soon.

The Live Oak Society was formed in 1934 by Dr. Edwin Louis Stephens, President of Southwest Louisiana Institute to recognize magnificent Live Oaks and encourage their preservation. Currently, there are thousands of Majestic Live Oaks in their membership, 264 alone in City Park. After much correspondence, a note in their files was discovered which provided some history of Lake Vista's tree's. As most of us know, the Orleans Levee Board developed Lake Vista and planted tree's in the 1930's and 1940's. The note in our Lake Vista file at the La. Live Oak Society came from the late Beau Basich, a resident of Lake Vista. The note stated that in the 1890's a Mr. George Douglas was President of Park and Parkways for City government. As such, he planted Live Oak tree's along Claiborne Avenue. When in 1960's it was announced that I-10 would come in elevated above Claiborne Avenue, his daughter Mrs. Ruth Douglas Voelkel, still had her father's Drayage Company equipment and warehouses which she used to move as many tree's as possible to Lake Vista!! Thus, those tree's were at least 60 years old when moved and now nearly 130 years old!! These are our Majestic Live Oaks and we now know how they got here. For more information on the Louisiana Live Oak Society, please visit their website at www.liveoaksociety.com. Membership requires the naming of the tree prior to admission.

Some people are of the opinion that Live Oak tree's require no maintenance because they live so long. If that is so, why are we losing so many right here in our great City? Have you seen a Live Oak in the median of St. Charles Avenue lately where 300 existed before the 1985 Street Car Restoration began? We are down to one Dueling Oak in City Park, many other Majestic Live Oaks have succumbed to termite damage. It is devastating folly to think that Live oaks require no maintenance. Thus, we began a Termite Treatment plan four years ago courtesy of our wonderful residents M//M Vincent Palumbo of Terminix to make sure we minimize termite damage to our Majestic Live Oaks. It repeats another three year plan beginning this Spring.

Residents on the East fans of Zephyr and Ozone Parks have long taken care of tree's near their residences. It is now time to formulate a Preservation/Restoration Plan for the rest of our magnificent Live Oaks. The most magnificent one we had was lost in 2015 in Breeze Park when a major branch broke that had a neighbor's swing attached to it. It was discovered thereafter that the tree had received a major Lightening strike some time ago down the center of the three main branches off the massive trunk. Termites played a part as well. Lets not lose another tree to termites!! Proper pruning and termite treatment will go a long way toward the Restoration/Preservation of our magnificent Live Oaks. Please join in this effort when the time comes!!

We are working with the Non-Flood Assets Management team to formulate a public-private partnering system which will allow us to fundraise using Naming Rights. We will publicize the final plan by Summer and begin to fundraise at that time using Naming Rights.

Let us hear from you if you would like to participate please. A special box will be installed on LVPOA Website for those who wish to participate.

ARCHITECTURE REVIEW

Comments on how we came to this responsibility and how we are empowered to execute it

BY MICHAEL MOFFITT

Lake Vista is a very special place. We all have our own view of why, and we see lots of evidence. Many third and fourth generation families show their appreciation by coming back here. We have beautiful parks, lanes and trees with private use of the parks and no assessment for maintenance. If you mention you live in Lake Vista, you are likely to hear responses along the lines of: "I love that neighborhood." or "Is that the neighborhood where the fronts of the houses face the parks and lanes?" The fact is there is no neighborhood like it in the city and few like it in the world. All these things are reflected in the value of our individual properties. This is a guess, but tax assessments and real estate transactions support a guess that a home-site of the same size and proximity to the lakefront in Lake Vista commands a market premium of around \$100,000 over a similar lot in Lake Terrace or Lakeshore. If we accept that number as close, the total premium value of this "special place" to all 750 households in the community is about \$75 million.

LVPOA was founded to be the stewards of that \$75 million collective "special place" asset. That stewardship is our mission. We exercise it by encouraging social communications and interaction, by working with the Garden Club to make the community more attractive, by protecting the oak trees from termites and rot, by holding the Levee Board accountable for their responsibilities and by protecting the integrity of the building codes and architectural restrictions that make our neighborhood such a unique and desirable place to live. What a bargain to spend only two one-hundredths of a penny each year to protect each dollar of our "special place" premium value! (Try to protect your investments with an advisor for fifty times that fee.) And what a privilege to give our time to this valuable effort!

The Orleans Levee District (OLD), developers of Lake Vista, established building restrictions for our community on September 1, 1945, with the stated purpose of protecting and perpetuating the special value of this subdivision. The OLD retained control over all development and construction by requiring all building plans to be certified by them to conform to these restrictions. There was no provision in the restrictions for negotiation or alteration or the granting of relief or variances from the restrictions. The restrictions are incorporated in the deed of every property in Lake Vista and become binding on every new owner at every act of sale.

On November 27, 1946, the Lake Vista Property Owners Association, Incorporated was formed with the stated purposes, "To work for the improvement, beautification and maintenance of Lake Vista; to strive for the enforcement of building and other restrictions as contained in the titles to the land in Lake Vista; to require prospective builders in said area to strictly adhere to said restrictions; to secure improved roadways, drainage and other like facilities; to suppress nuisances and to seek legislation and ordinances...; to promote the interest and general welfare...; and to perform such other services as may be necessary in order to further the interest of residents and owners of real estate in said area.

The Non-Flood Protection Asset Management Authority (NFPAMA) as the successor to the OLD is the political subdivision of the state possessing full corporate power to manage, control, regulate, operate, and maintain the non-flood protection facilities and improvements of the Levee District. Today as in the past, the NFPAMA has the power by its objection to prevent permitting of construction of residences, garages, fences, or other structures in Lake



Vista that would violate the Lake Vista building restrictions. When Brenda and I built our home in Lake Vista in 2011, there was no question about following the rules. Al Wethern, the Levee Board engineer was the sole arbiter without appeal. We moved from the French Quarter, so we thought nothing unusual about this process and had excellent communications with Mr. Wethern. Subsequent to Mr. Wethern's retirement the NFPAMA began to outsource plan reviews to private architects and seemed to lose much institutional memory. We increasingly heard from neighbors, expressing anger or disapproval with the LVPOA's lack of involvement in the enforcement of the building restrictions on lot coverage, building height, high fences and pools on lanes, and structures in the setbacks. Residents were asking, "What is happening to the continuity of our neighborhood?" In 2015, three years ago, LVPOA began to reassess. We learned we could not turn back the clock. However, if we wanted to preserve the character of our community it was time to stand up. We could try to preserve the open vistas in Lake Vista and protect our "special value" asset, or not.



LVPOA made a decision, embodied in a resolution adopted in August, 2016 that the most effective way to enforce regulations was to establish a collaboration with the Levee Board to prevent violations prior to permitting.

We are pleased to report that the pre-construction permitting process is working splendidly. NFPAMA now has two very professional architects under contract to evaluate all plans for new construction or renovation or fences. LVPOA receives these plans and communications for review simultaneously with the architects. Our input is honored and considered and we have a diligent NFPAMA executive director. Since the beginning of 2017 we have reviewed plans for 15 properties. Nearly all have required some discussion or alteration from the owner, most not serious or contentious. Most are approved with one or two cycles through the architects. Discussions during these cycles are between NFPAMA and property owners. NFPAMA provides us with copies of plans and correspondence. We provide NFPAMA with our candid input. We engage with property owners only when they ask our advice, which is now happening more frequently. We should not and do not discuss details of individual cases publicly or at LVPOA board meetings unless board action is under consideration.

Many of our Lake Vista building restrictions are embodied in the city's new (2016) Comprehensive Zoning Ordinance (CZO), including height and material restrictions on fences, prohibition of pools in front yards, and encroachment of patios in front yard setbacks among others. We are beginning through vigilance to have an impact on the city enforcing against unpermitted construction and CZO violations in our neighborhood. Due to Lake Vista's specific fence restrictions, we have succeeded in getting most fences on new construction projects permitted with the rest of the plans. We have asked four boat owners to not park boats on the street in violation of the CZO. All have complied. We really feel we are becoming more effective each day.

The bottom line is that because of our efforts we are getting more clarity on enforcement. Word gets out that restrictions are not just suggestions and we will have fewer battles to fight. That is the goal and it is beginning to work. We will always hear very vocal criticisms from those who see themselves as a special case or value their personal wants over the "special value" of the community. But this is not at all a thankless job. We get thanks every day from those who see the value in our efforts to preserve the character of our neighborhood. We get thanks from homeowners who have come to understand and appreciate the purpose of building codes and restrictions. We get thanks from neighbors who ask for information or assistance. We have seen members return to LVPOA who left in earlier times because they felt we prevented too little or sued too much. Our goal is to stay in front of problems with a disciplined process and vigilance so that architects and real estate people believe compliance with restrictions and codes is in the best interest of their clients.

Even with all this progress, there is still work to be done. As we continue to work to preserve the unique character of Lake Vista, the LVPOA Board and Architecture Review Committee are exceptionally grateful for the growing expressions of support for these efforts from the community. As Monte says in his letter, we encourage all of our neighbors to join in the work and the fun and the fellowship of protecting the special value of Lake Vista.

PUBLIC ACCESS POINTS

BETWEEN PRIVATE ADDRESSES IN LAKE VISTA

SERVICE, UTILITY & PUBLIC RIGHTS OF PASSAGE



Information obtained
from Original 1939 Lake Vista Map
shown on the adjoining page.
Accuracy not guaranteed.
LVPOA 3/21/18

GENERALIZED SCHEMATIC OF UTILITY SERVITUDES AND PEDESTRIAN RIGHTS-OF-WAY

(BY WAY OF EXAMPLE ONLY) Lake Vista Property Owners Association, Inc., March 21, 2018

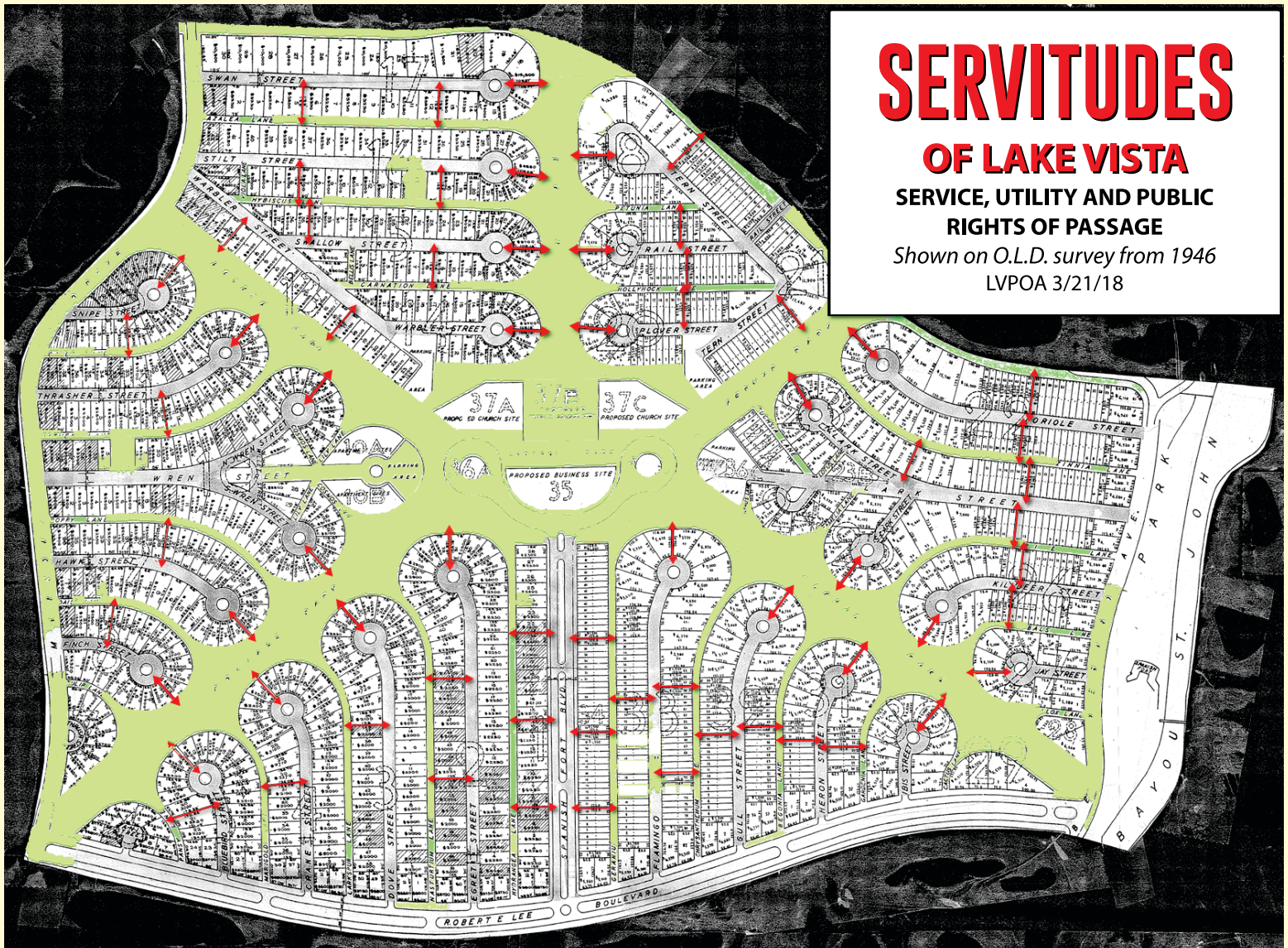
RED ARROWS: Utility Servitudes and Pedestrian Access (various widths, typically 10' or 6') are on Public Property of Orleans Levee District.

GREEN SHADING depicts Utility Servitudes in Parks and Lanes, typically 15' servitudes from the center line of the Lane (both sides), also being Public Property of Orleans Levee District.

ALL SERVITUDES are Rights-of-way for water, gas, electric, sewer, drainage, cable and telephone utilities. RED servitudes are also pedestrian and bicycle Rights-of-way. RED Servitudes should be maintained and clear of personal property at all times. Boats or vehicles may not be parked or stored in servitudes.

Adjacent Property Owners are advised that encroachment Into servitudes (public property) by construction or placement of private property, Including planting on such servitudes is prohibited by law.

For more Information, contact NFPAMA, S&WB, AT&T, Cox or Entergy.



ARTIST SPOTLIGHT

by DAWN M. DAVIS

Suzie Sherwood

This Lake Vista News quarterly article on artists in our community highlights a resident who considers herself a hobbyist. A simple definition states, "A hobbyist performs to entertain themselves and others." She is Suzanne Sherwood, as she signs all of her paintings...in Lake Vista she is Suzie, friend, neighbor, CPA, mom, and wife of Roger Sherwood. Her home is her personal art gallery, seen only by her family and friends, where the walls of every room are hung with her many creations.



In the late 1980's Suzie and I sat at the Breeze Park bus stop waiting for the Hynes bus to pick up and drop off our kids...one way or the other. There among other things we planned lakefront Holiday Club couples parties held at the Community Center. Both of these are the vestiges of a slower, more congenial past in Lake Vista. One day at the bus stop, Suzie told me, "Since the boys are settled in school, I think I will go back to school and get my CPA..."and she did!

I did not know about Suzie, the multi-media artist until her mother-in-law, Mary Haase, showed me the beautiful pastel of a heron that Suzie had presented to her for a birthday years ago. It was amazingly beautiful, and triggered an interest in inquiring about her artistic talents. Suzie's hobby appears to be a lifelong love of studying fine art.

In the 1970's, BK (before kids), Suzie took evening classes in pastels, then oils in the garage of local artist Loraine Sherman. During the 80's she took evening non credit classes studying watercolors, graphite drawing, pastels, and sculpture classes at UNO, Tulane and Delgado. She studied under Adrian Deckbar at the New Orleans Academy of Fine Arts, and later at Adrian's studio. Adrian is a most accomplished New Orleans contemporary photorealist artist and portrait painter represented in New Orleans, San Francisco and Carmel galleries, and has works in the collections of the Ogden Museum of Southern Art and the New Orleans Museum of Art.

By the 1990's till the present, Suzie has pursued her hobby at the New Orleans Academy of Fine Art studying drawing, pastel, acrylic and oil. Darrell Brown, widely recognized for his skill with the use of color pencils and pastels to create detailed, photo-realist work, has been her long time instructor at the Academy.

As a member of the Degas Pastel Society, she felt honored to win the "Award of Excellence" in 2013 at the 18th Biennial Membership Show. Her entry was a pastel created during a workshop on the north shore conducted by well-known artist Alan Flattman. More recently in 2016, she won the New Orleans of Academy of Fine Art's Kathy Gergo Memorial Award. This was an honor bestowed on by her by the Academy staff, and was especially meaningful, as Suzie had studied under Gergo.

Suzie has been a wonderful neighbor and friend, and has been consistently so involved in Lake Vista. She is a phenomenal talent on many levels, and those around her are blessed because of her lifelong "hobby."



LAKE VISTA UPCOMING EVENTS

WANT YOUR EVENT INCLUDED IN THE AUGUST ISSUE?
EMAIL REQUESTS TO KIMBERLYMOBRIEN@YAHOO.COM

MONDAY, APRIL 3

LVPOA Semiannual
Membership Meeting
6:30 PM
at the Lake Vista
Community Center

TUESDAY, MAY 1

LVGC
Installation Luncheon
at
Ralph's on the Park

MONDAY, MAY 7

LVCPD Meeting
5:30 PM
at the Lake Vista
Community Center



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LVPOA PROFIT AND LOSS

JANUARY-DECEMBER 2017 VS. 2016

PROFIT & LOSS

	2017	2016	\$ Change
INCOME			
75th Anniversary	50	-	50
Advertising Income	4,460	245	4,215
Total Association Dues	16,151	14,267	1,884
Interest Income	86	308	(211)
TOTAL INCOME	20,747	14,819	5,928
EXPENSE			
Lake Vista E-Mail	200	-	200
Fees	45	10	35
Lake Vista Newsletter	4,281	2,174	2,108
Lake Vista Website	2,481	-	2,481
Insurance--D&O Liability	2,762	2,682	80
Total Professional Fees	1,559	-	1,559
Total Beautification Expense	4,617	1,870	2,747
Neighborhood Events	903	-	903
Advertising Expense	-	300	(300)
Meeting Expense	1,443	802	641
Total Postage Expense	779	410	369
Computer Expense	-	1,066	(1,066)
Total Taxes	1,204	-	1,204
Utilities-Electric Expense	181	160	21
Total Expense	20,455	9,474	10,982
NET INCOME	292	5,345	(5,053)

10 THINGS I LIKE ABOUT LAKE VISTA THAT I CAN'T GET ANYWHERE ELSE...

1. Wide open spaces mean big vistas, freedom to move and freedom to be
2. Nature right out of my door
3. Roomy living, not a "rat's nest"
4. Peace and quiet, a place of serenity to balance out the noise and excitement of everyday life
5. Almost no car traffic and a slow easy pace
6. Fresh cool clean air off the lake and the parks and our own lush green spaces
7. Feels like the country in many ways
8. Slightly eccentric in a City of eccentric places...feels right too
9. Lots of scenery nearby...the Lake, City Park, Lakeshore Drive, the Point
10. It is a place I call home, a place for whole families, a place to live a long, happy life.

10 MORE THINGS I LIKE ABOUT LAKE VISTA (THAT EVERYONE LIKES ABOUT LAKE VISTA)...

1. You can walk, bike, run, swim in the lake, hike, fly a kite with the kids without getting in your car
2. When you do, you don't have to worry about traffic
3. I don't have to worry about crime
4. I can leave my doors and windows open if I want to when it's pretty
5. No sirens here
6. It's harder to drive uptown which reduces my stress levels even more
7. It's really relaxing
8. It's healthy
9. Interesting homes and interesting people to get to know
10. Close to the marina, Bucktown, seafood restaurants and Lakeview

LET US KNOW IF YOU HAVE A FAVORITE THING THAT YOU WANT TO PUT IN THE NEXT LV NEWS!

LAKE VISTA PEDIATRICS

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Spring is in the Air...



The cold weather is behind us and the oaks are budding out. Most plants that survived this past winter are in the process of springing to life, and NOW is the time to evaluate your home's lane perspective. In many instances the street side is always primped and inviting, **but the lane entrance, which is the FRONT DOOR,** may need a tweak. Ask yourself the following...

- When is the last time that I used my lane door? Does it need a fresh coat of paint, and a spot of color to delineate the door or the pathway to the door?
- Does my yard look like a tornado has gone through it with leaves and debris on sidewalks and in the garden beds?
- Speaking of garden beds, are they delineated from the lawn? Do they need additional plant material to make them look attractive and well kept? Oak leaves and pine straw are readily available and are a pleasing and low cost mulch for beds in all parts of the garden.
- Please review the lighting on the lane side...when was the last time you turned on an outside light? Does the fixture need repairing or replacing?
- If that lawn furniture looks like it could be a liability, then spruce it up with a coat of paint and a colorful cushion or replace it.
- There are many high hedges on the lanes and in the lane rights-of- way. The question to ask is, "Can your house be seen from the lane?" or "Can people on your lane enjoy the vista that your lane is intended to provide?" Both questions are security and community concerns.
- Do you have exposed air conditioners visible to passers by?
If the answer is yes, then would the addition of a shrub make it look better?

One would be amazed at the snowball effect that one can create by sprucing up their lane yard. It is an ideal time to visit with your neighbors, and catch up, and this is the golden opportunity to create an inviting addition to the LANEscape. Please take full advantage of SPRING!

December 17, 2017 - February 18, 2018

*Featured properties may not be listed by the office/agent presenting in this brochure.
Source: Multiple Listing Service.*

All information herein has not been verified and is not guaranteed.

Supplied by
Connie Armbruster Quave
Real Estate Advisor
ENGEL & VÖLKERS
New Orleans/Metairie

LAKE VISTA PROPERTY SALES

DATE	ADDRESS	TYPE	CONDITION	LIST \$	SALE \$	SQ FT	BED/BATH	SOLD IN
12/6/17	31 FLAMINGO ST	Residential	New	\$1,265,000	\$1,190,000	4,369	5/4	47 Days
12/8/17	88 EGRET ST	Residential	Very Good	\$425,000	\$425,000	2,100	3/2	NA
12/15/17	15 SWALLOW ST	Residential	Very Good	\$635,000	\$590,000	2,866	3/2	64 Days
12/21/17	60 N LARK ST	Residential	Excellent	\$849,000	\$813,011	3,100	4/3	4 Days
12/22/17	47 THRASHER ST	Residential	Average	\$329,900	\$300,000	1,292	2/1	117 Days
1/26/18	4 STILT ST	Residential	Excellent	\$554,999	\$525,000	2,082	4/2	63 Days
2/27/18	30 TERN ST	Residential	Excellent	\$1,950,000	\$1,700,000	5,536	4/3	131 Days



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Architecture Review Com., Chair
Budget Committee
Represents LVPOA on LVCPD
Membership Committee
mikemoff3@msn.com

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KIMBERLY O'BRIEN

Communications Committee, Chair
Legal Committee
kimberlymobrien@yahoo.com

TREASURER

PATRICIA GELBWAKS

Budget Committee, Chair
Membership Committee
pat.gelbwaks@gmail.com

AT LARGE

BRANDON DUMONTIER

Architecture Review Committee
Infrastructure Committee
dumontier05@gmail.com

AT LARGE

RACHEL FORSTALL

Membership Committee, Chair
Beautification Committee
rforstall@gmail.com

AT LARGE

JAY BAUDIER

Legal Committee, Chair
Architecture Review Committee
jgb@rpd-attys.com

AT LARGE

TREY BECKETT

Communications Committee
treybeckett@mac.com

AT LARGE

CASEY GRIMM

Communications Committee
Webmaster
deb-casey@cox.net

AT LARGE

MILTON REESE

Beautification Com., Chair
Infrastructure Committee
milton_reese@yahoo.com

AT LARGE

PAUL CABOCHE

paulneworleans@gmail.com

LAKE VISTA NEWS

EDITOR

BRENDA MOFFITT

ghvorhoff@cox.net

CO-EDITOR

DAWN DAVIS

hldfast@gmail.com

DESIGN

PAUL CABOCHE

paulneworleans@gmail.com

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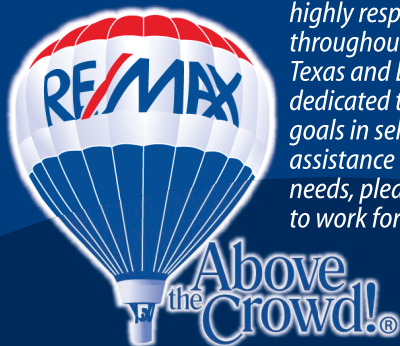
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