

DECEMBER  
2022

# Lake VISTA NEWS

The Official Publication of the Lake Vista Property Owners Association

 LakeVistaNola



Spring **BBO**  
and Easter Egg Hunt

Sunday, March 26, 2023  
See Details  
Inside.

[www.goLVPOA.com](http://www.goLVPOA.com)



# Le Boulevard

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## New Construction on Breeze Park in Lake Vista!



An exclusive opportunity to own one  
of 11 high-end units in this coveted neighborhood.  
Prices start at \$795,000 with 1 remaining Unit in Phase One!  
Call Barbara to receive more information and reserve a unit!



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PAUL CABOCHE



LVP OA PRESIDENT

## LAKE VISTA RESIDENTS AND MEMBERS:

### LVPOA MEMBERSHIP

I am pleased to report that last year we exceeded 400 members! **405** to be exact. While this is still far from the possible 775 approximate homes in Lake Vista, it is the highest number on record. We have seen consistent growth year over year for the past few years. Increased funds = more beautification projects in our neighborhood! This year, will continue our contract with MULLIN LANDSCAPE, who maintains our beautiful flower beds at Marconi & Allen Toussaint, the entrance to Spanish Fort Blvd., the Zephyr Park beds that are visible from Lakeshore Drive, as well as basic maintenance and weeding around our rest shelters and annual pruning of our Crape Myrtles behind the Beauregard/Allen Toussaint rest shelter and the Crape Myrtles around the Lark Street Rest Shelter. You may have noticed that our flower bed on the Median of Allen Toussaint at Beauregard has been empty for a long time now. The Lake Vista entrance sign at that location is in need of repairs and refurbishment. The irrigation system there needs to be repaired underground, but the sign has to be fixed first so it doesn't cause additional damage to the irrigation pipes when it is removed and reinstalled. After a year of fighting the LMA to pay for the repair of the sign, they agreed several months ago, to take care of it. We are currently waiting on the company we have hired to perform the repairs. They will carefully remove the sign and bring it to their shop, where it will have new iron legs welded on, it will be sanded and repainted, the florescent lighting will be replaced with LED lights and it will be carefully reinstalled. Once this is complete, we can repair the irrigation system and plant our seasonal flowers once again. **LAKE VISTA REQUIRES A LOT OF EFFORT AND MONEY TO MAINTAIN AND IMPROVE OUR BEDS, SIGNS AND PARKS.** While the LMA is responsible for the parks, they do not have funds for beautification. They will step in when a tree is down or creating a safety issue and they do provide regular grass cutting, but there are so many worthy projects to be done in the parks that fall under beautification. With more support from our residents, we **CAN** and **WILL** make improvements that enhance the quality of life and property value for our residents. If you have not renewed your membership for 2023, please take a quick minute to visit **[www.goLVPOA.com](http://www.goLVPOA.com)** and pay your renewal dues or, if joining for the first time or first time on the website, simply click **JOIN US!** or use the mail-in form with accompanies this magazine. **RENTERS CAN BE MEMBERS OF THE ASSOCIATION!** Please make an investment of only **\$75** annually to help further our efforts to make improvements! Park Benches may be coming soon!

### ENTERGY HIGH SPEED GAS LINE INSTALLATION

As Entergy continues it's gas line installation, we have had to deal with many problems along the way. We have new local contact. **If you have any issues related to the Entergy gas line installation, please contact Entergy Representative, Jessica Williams at 504.670.3575 or cell 228.761.6364 or email her at [jwill59@entergy.com](mailto:jwill59@entergy.com).** Jessica is a resident of Lake Terrace and has been very helpful with quick response to situations that need immediate attention.

## NEW SHORT TERM RENTAL LEGISLATION



**EUGENE J. GREEN**  
Councilmember, District D

Councilmember Eugene Green held a meeting for the 4 lakefront area neighborhoods to talk about the City's soon to be released new legislation that would expand permitting for SHORT TERM RENTALS to residential parts of the city, including Lake Vista. Lake Vista's Single Family Residential zoning district (S-LRS2) presently does prohibit STRs, but the City may try to override this. What we know is that the new legislation will allow 1 STR permit per block, it will work on a lottery system, it will require a homeowner or hired manager to be present in the home (No whole house rentals allowed, only rooms within the house). Many neighborhoods do not want this and Councilmember Green is trying to push for an individual neighborhood vote to decided whether this is permitted in our neighborhoods or not. Many members of the City Council may not be in favor of this vote. The Lakefront neighborhood President's agree that we do not want this and we think a neighborhood vote is imperative.

Councilmember Green urges us all to email all City Council members and let them know that we do not want STRs in Lake Vista and that we support a neighborhood vote to decide this. He recommends that we send an email to his address and copy all other City Council members on the email. I urge you all to send an email voicing you concerns and support for a neighborhood vote!

#### PLEASE SEND AN EMAIL TO EUGENE GREEN AND COPY ALL COUNCILMEMBERS

**Eugene J. Green | Councilmember, District D | [Eugene.Green@nola.gov](mailto:Eugene.Green@nola.gov)**  
Helena Moreno | Councilmember-At-Large | [Helena.Moreno@nola.gov](mailto:Helena.Moreno@nola.gov)  
Jean Paul "JP" Morrell | Councilmember-At-Large | [JP.Morrell@nola.gov](mailto:JP.Morrell@nola.gov)  
Joseph I. Giarrusso III | Councilmember, District A | [Joseph.Giarrusso@nola.gov](mailto:Joseph.Giarrusso@nola.gov)  
Freddie King III | Councilmember, District C | [Freddie.King@nola.gov](mailto:Freddie.King@nola.gov)  
Oliver Thomas | Councilmember, District E | [Oliver.Thomas@nola.gov](mailto:Oliver.Thomas@nola.gov)  
Lesli Harris | Councilmember, District B | [Lesli.Harris@nola.gov](mailto:Lesli.Harris@nola.gov)



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If you are joining for the first time  
or have never paid dues online  
through our website,  
visit [www.goLVPOA.com](http://www.goLVPOA.com)  
and click **JOIN US NOW!**

## Go for the GOLD

Choose **GOLD** or **SILVER** Membership!  
**GOLD MEMBERSHIP** will auto renew  
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*You will receive email reminders and a link to make payment.*

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choose **EMAIL ALERT SIGN UP** under the **ABOUT US** Tab*

### HELP US INCREASE OUR MEMBERSHIP!

LAST YEAR WE REACHED **405 MEMBERS!**

*While this is far less than the 775 approx. homes in LV,  
it's the highest participation we seen in many years.  
Membership numbers have consistently grown higher  
and higher for the last few year. This year we were able  
to fund many more neighborhood beautification projects  
than we can typically afford. More members = more  
improvements in our **OUR** neighborhood!*

**IF YOU NEED HELP PAYING DUES ONLINE OR OTHERWISE, EMAIL US ANYTIME AT [info@golvpoa.com](mailto:info@golvpoa.com)**



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# Spring BBQ and Easter Egg Hunt



This Annual Lake Vista Garden Club Fundraiser is Open to all Lake Vista Residents & Guests  
**ALL PROCEEDS WILL BENEFIT LAKE VISTA NEIGHBORHOOD BEAUTIFICATION!**



**Sunday, March 26, 2023**

**1:00pm to 4:30pm**

**IN FLORAL PARK**

Behind the home of Yvonne & Jimmy McCulla

**66 FLAMINGO ST**

Please park in the Spanish Fort Blvd Circle by the Methodist Church



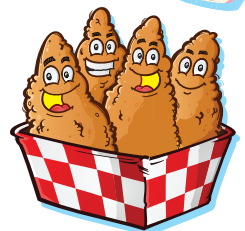
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- MACARONI & CHEESE
- POTATO SALAD
- ASSORTED DESSERTS



- **EASTER EXPRESS TRAIN RIDE 1PM-3PM**
- **NEW! ROWDY'S RASCALS PETTING ZOO 1PM-3PM**
- **PICTURES WITH THE EASTER BUNNY**
- **EASTER EGG HUNT BEGINS AT 3PM**
- **BASKET RAFFLES & SILENT AUCTIONS**

HAVE QUESTIONS? CONTACT SUSAN COCO AT 504-913-0611







# SPONSORSHIP



**ALL SPONSORS WILL BE RECOGNIZED ON SIGNS AT THE EVENT!**

**ALL PROCEEDS FROM THIS EVENT ARE EARMARKED FOR NEIGHBORHOOD BEAUTIFICATION PROJECTS!**

**Easter Baskets**

**\$1000 DONATION**

Includes 8 tickets to the event

**Easter Bunnies**

**\$500 DONATION**

Includes 4 tickets to the event

**Easter Eggs**

**\$250 DONATION**

Includes 2 tickets to the event

**Little Lambs**

**\$100 DONATION**

Includes recognition on sign

**TO BE A SPONSOR OF THIS EVENT, EITHER CONTACT SUSAN COCO AT 504-913-0611 OR VISIT:**

**<https://lakevistagardenclub.square.site> | Click SHOP NOW and then Sponsorship BBQ 2023. Choose a level and check out!**

## ADMISSION

### GENERAL ADMISSION:

**ADULTS \$25 | KIDS 12 & UNDER \$15 | UNDER 1 YEAR FREE**

### RESERVED TABLES:

**\$250 PER TABLE | INCLUDES SEATING & RESERVATIONS FOR 8**

**RESERVED TABLES WILL INCLUDE A PERSONALIZED CENTERPIECE**

**RESERVATIONS MUST BE MADE BY MONDAY, MARCH 20, 2023**

**THIS EVENT HAS SOLD OUT IN ADVANCE FOR THE PAST TWO YEARS! IF ANY AVAILABLE TICKETS REMAIN AFTER MONDAY, MARCH 20TH, THEY WILL BE AN ADDITIONAL \$5 PER TICKET**

**MAKE YOUR RESERVATIONS IN ADVANCE**

**THERE ARE NO PHYSICAL TICKETS, YOU WILL CHECK IN AT A BOOTH AT THE EVENT.**

## ONLINE CREDIT CARD RESERVATIONS:

To make reservations by credit card, please visit

**<https://lakevistagardenclub.square.site>**

Click **SHOP NOW** in the top right corner and add Adult and Child Admission or Reserved Tables to your cart.

## PAY BY CHECK: MAIL or DROP-OFF

You may mail or drop off a check made payable to: LAKE VISTA GARDEN CLUB  
to GIA BLANCHARD, 26 Flamingo Street, New Orleans, LA 70124

Please include your Name, Contact Number, Email Address and Street address.  
Please indicate the number of ADULT, CHILD and INFANT tickets you are reserving.

**ADULT TICKETS (13 & Up) : \$25 | CHILD TICKETS (1-12 years) : \$15 | INFANT (Under 1 year) : FREE**





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# LAKE VISTA PROPERTY OWNERS ASSOCIATION, INC.

## BALANCE SHEET COMPARISON

as of December 31, 2022

	AS OF DEC 31, 2022	AS OF DEC 31, 2021 (PY)
<b>ASSETS</b>		
Current Assets		
Bank Accounts		
Chase CD Operating Account	0.00	0.00
Chase CD Reserve Account	0.00	0.00
Chase Checking	12,749.01	9,248.67
Chase Savings	70,805.03	20,794.81
Checking (2187)	0.00	0.00
General Account	0.00	0.00
General Small Business Savings	0.00	0.00
Grant Account	0.00	0.00
Guard Account	0.00	0.00
Guard CD (Evac. Reserve)	0.00	0.00
Guard Small Business Savings	0.00	0.00
Tower Account-General	0.00	0.00
Tower Account-Grant	0.00	0.00
Tower Account-Guard	0.00	0.00
<b>Total Bank Accounts</b>	<b>\$83,554.04</b>	<b>\$30,043.48</b>
Accounts Receivable		
Accounts Receivable	0.00	0.00
<b>Total Accounts Receivable</b>	<b>\$0.00</b>	<b>\$0.00</b>
Other Current Assets		
Undeposited Funds	0.00	0.00
<b>Total Other Current Assets</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Total Current Assets</b>	<b>\$83,554.04</b>	<b>\$30,043.48</b>
Other Assets		
Deposits-Utility	50.00	50.00
<b>Total Other Assets</b>	<b>\$50.00</b>	<b>\$50.00</b>
<b>TOTAL ASSETS</b>	<b>\$83,604.04</b>	<b>\$30,093.48</b>

### LAKE VISTA PEDIATRICS

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# LAKE VISTA PROPERTY OWNERS ASSOCIATION, INC.

## BALANCE SHEET COMPARISON as of December 31, 2022

	AS OF DEC 31, 2022	AS OF DEC 31, 2021 (PY)
<b>LIABILITIES AND EQUITY</b>		
<b>Liabilities</b>		
Accounts Payable	0.00	0.00
<b>Total Accounts Payable</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Other Current Liabilities</b>		
2021 Deferred Donations	0.00	0.00
Association Dues 2021 - Deferred Dues	0.00	0.00
Association Dues 2022 - Deferred Dues	0.00	4,050.00
Association Dues 2023 - Deferred Dues	3,825.00	0.00
<b>Total Other Current Liabilities</b>	<b>\$3,825.00</b>	<b>\$4,050.00</b>
<b>Total Current Liabilities</b>	<b>\$3,825.00</b>	<b>\$4,050.00</b>
<b>Total Liabilities</b>	<b>\$3,825.00</b>	<b>\$4,050.00</b>
<b>Equity</b>		
Opening Bal Equity	-3,556.03	-3,556.03
Retained Earnings	29,599.51	75,003.18
Net Income	53,735.56	-45,403.67
<b>Total Equity</b>	<b>\$79,779.04</b>	<b>\$26,043.48</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$83,604.04</b>	<b>\$30,093.48</b>

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# LAKE VISTA PROPERTY OWNERS ASSOCIATION, INC.

## PROFIT & LOSS COMPARISON

January - December 31, 2022

	JAN - DEC 2022	JAN - DEC 2021 (PY)
Income		
Advertising Income	15,450.00	13,322.36
Association Dues	0.00	0.00
Association Dues 2020	0.00	0.00
Association Dues 2021	0.00	28,572.60
Association Dues 2022	30,375.00	0.00
<b>Total Association Dues</b>	<b>30,375.00</b>	<b>28,572.60</b>
Donations	739.36	1,620.00
Interest Income	10.22	12.25
<b>Total Income</b>	<b>\$46,574.58</b>	<b>\$43,527.21</b>
<b>GROSS PROFIT</b>	<b>\$46,574.58</b>	<b>\$43,527.21</b>
Expenses		
Advertising Expense	0.00	500.00
Annual Report	30.00	45.00
Bank Charges	30.00	90.00
Beautification Expense	15,169.27	4,238.59
Landscaping maintenance	0.00	250.00
LVGC	0.00	10,600.27
<b>Total Beautification Expense</b>	<b>15,169.27</b>	<b>15,088.86</b>
City Park Drainage Project	1,211.94	0.00
Computer Expense	175.12	0.00
Fees	0.00	55.00
Insurance--D&O Liability	3,101.00	2,966.00
Lake Vista Newsletter	15,606.83	13,814.35
Lake Vista Website	2,162.00	2,142.00
Meeting Expense	263.51	288.01
Miscellaneous Expense	0.00	224.68
Neighborhood Events	34.90	0.00
Office Expense	430.05	300.00
Postage Expense	0.00	0.00
Box rental	367.00	322.00
<b>Total Postage Expense</b>	<b>367.00</b>	<b>322.00</b>
Printing Expense	0.00	188.25
Professional Fees	725.00	0.00
Accounting	0.00	1,300.00
<b>Total Professional Fees</b>	<b>725.00</b>	<b>1,300.00</b>
Sidewalk Repair Project	0.00	50,000.00



# LAKE VISTA PROPERTY OWNERS ASSOCIATION, INC.

## PROFIT & LOSS COMPARISON January - December 31, 2022

	JAN - DEC 2022	JAN - DEC 2021 (PY)
Taxes	0.00	0.00
IncomeTax	2,000.00	376.00
<b>Total Taxes</b>	<b>2,000.00</b>	<b>376.00</b>
Transaction Fees	816.39	964.22
Utilities-Electric Expense	291.01	266.51
<b>Total Expenses</b>	<b>\$42,414.02</b>	<b>\$88,930.88</b>
<b>NET OPERATING INCOME</b>	<b>\$4,160.56</b>	<b>\$ -45,403.67</b>
Other Income		
Beautification donation	-425.00	0.00
Sidewalk repair reimbursement	50,000.00	0.00
<b>Total Other Income</b>	<b>\$49,575.00</b>	<b>\$0.00</b>
<b>NET OTHER INCOME</b>	<b>\$49,575.00</b>	<b>\$0.00</b>
<b>NET INCOME</b>	<b>\$53,735.56</b>	<b>\$ -45,403.67</b>

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# LIGHTING UP OZONE PARK

The LVPOA Board is testing a project in Ozone Park in response to complaints about the Park being very dark at night, especially behind St. Pius X. We purchased 50-60 inexpensive Solar stake lights. With half of the lights being donated, the cost to outfit every interior tree in the park was under \$300. These Solar spotlights stake about 5' in the ground, very close to the tree base and point to highlight the lower trunk. The light does not reach the tree canopy. We will monitor these lights as time goes on to determine if this is something that may be expanded to other parks. The picture shown is after first installation of the lights, when they had a full charge and were very bright! With much tree coverage and limited access to direct sun, they are more subtle now. Just enough path lighting to make for a nice evening stroll. Depending on the amount of sun we get, they are sometimes dimmer and short lived than on sunny days. While there have been a few concerns voiced, the response has been overwhelmingly positive. We will continually monitor their durability and performance over time to see if they are not stolen, damaged by grass cutting, short lived or need to be dimmed more. Take a stroll through Ozone Park after dark!



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# HONORING THE OAKS

by Patricia Fullmer

Since 2020, we have worked on multiple phases of the “Honoring the Oaks” project, aimed at beautification of Lake Vista parks. This project utilizes horticultural and arborist best practices, and includes the important goals of:

- Eliminating conflict in the live oak tree canopy
- Allowing for a clean drip line
- Eliminating ornamental trees which outstayed their usefulness and suppress the growth of the oaks.

The project’s work continues to be accomplished gradually, as funding becomes available. Following is an update on the 2022 work that was recently completed.

With a funding commitment from LVPOA, Betty Tedesco, arborist Paul Butler and I toured all of Lake Vista parks to prioritize the needed work. We determined the work at this time would be in the following locations: Floral Park – Camellia Lane Triangle; Floral Park – Phlox Lane; Ozone Park – Near St. Pius Church and Youth Center; Zephyr Park – Fuchsia Lane; Zephyr Park at Lakeshore Drive. The work was recently completed and helps to beautify our park landscape. Another priority list is being developed for use when future funding becomes available.

In addition to the professional arborist work for “Honoring the Oaks”, all Lake Vista residents can play an important part in the beauty and preservation of our unique park and lane public spaces. Here are four ways that each of us can help:

1) It is important for residents to understand that it is not ok to plant trees, palms or shrubs in Lake Vista’s public parks, triangles and lanes without first obtaining written permission from the Lakefront Management Authority. According to **Lake Vista’s Building Restrictions**, interpreted by the Lakefront Management Authority, lane trees are the responsibility of property owners near those trees. It is not okay to have tree companies work on lane trees without first obtaining a permit from the Lakefront Management Authority. Tree work is prohibited on weekends.

2) Trees Vs Utilities: If you “See Something, Say Something”. Please, report men working with chainsaws or backhoes near trees. There are alternative ways to repair a broken pipe without cutting off tree roots. SWB recently severed roots on a live oak tree at Marconi and Hibiscus Lane. I requested help from Park and Parkways. A City arborist responded rapidly and tried to intervene but I am told that sufficient damage was done to kill the tree. Tree damage happens quickly with chainsaws and backhoes.

3) On our trip throughout the parks, we did notice where leaves had been intentionally piled or blown too thickly around the critical root zone or base of several trees.

## MULCHING GUIDELINES

***Mulch out, not up!*** 2"-3" of organic mulch is ideal. Too much mulch can prevent the roots from getting sufficient soil oxygen, suffocating them and causing them to die.

***Mulch should never touch the trunk!*** Keep all mulch away from the trunk of the tree, allowing the root flare to show just above the ground.

***Keep the trunk dry and the roots moist.***

4) It is important for residents to be aware of their own yard maintenance services and how they can affect nearby neighbors and the public park areas. Some yard maintenance workers use blowers to blow yard leaves and pine straw to various places, such as -- under the nearby, handy City street tree or lane tree (see Mulching Guidelines, above), onto adjoining neighbor's property or lane neighbor's property. The leaves and pine straw sometime is blown across the street and left in front of that neighbor's property. On Beauregard, a yard man was observed blowing debris across the street toward St. John Park and onto a nearby storm drain.

Please, please folks be a good neighbor and observe how your yard maintenance service man or team is doing their job. Coach or instruct them to bag your yard debris or alternatively place the unwanted leaves and pine straw inside your garbage can, if they don't use bags. If they are blowing leaves and pine straw into your gardens, it accumulates over years and becomes a difficult, expensive or an impossible problem to reverse.

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# Lake Vista Woman's Club

by Dawn Davis, LVWC President

## Where We've Been

The Lake Vista Woman's Club has had a busy and rewarding fall and holiday time, including our combined meeting with the LV Garden Club. Our brief opening meeting introduced 7 new members. It was followed by a fabulous Mexican themed luncheon hosted by Mary Ann Troxell at her lovely home. The philanthropic donation was to the LASPCA. Members were very generous with donations of towels, blankets, food and toys. We heard about the dire need for fostering animals that they simply had no room for.



*President Dawn Davis and Joan Farabaugh welcome new members*

A beautiful October was the setting for our annual outing when we car-pooled to visit the New Heights Therapeutic Riding Center in Folsom, LA. We watched as a young girl confidently put her horse through his paces in their covered riding ring. It was an eye opening experience to observe what a positive impact equine therapy can have on people who have physical, cognitive and emotional difficulties. Ochsner sponsors a group there for veterans as well.

Robyn Napier hosted our November meeting where we learned about the Community Lighthouse project of Together New Orleans. Their goal is to provide a safe haven in all New Orleans neighborhoods where, after a power outage such as a hurricane, residents can go providing cooling and charging stations, food and other helpful resources.

LV Woman's Club gifted them as well as the Therapeutic Riding Center a monetary donation. The generosity of our members was taken to another level in December. We were able to donate 56 very nice quality backpacks stuffed with several pairs of socks to the 2 Volunteers of America Veteran homes. The Holiday party was hosted by Jackie and Vincent Palumbo. Their wonderfully decorated home really put us in the holiday spirit. The cuisine was delicious with the added bonus of having one of the entrees donated by Lake Vista neighbors Zak and Naz Rahman. Their Shrimp Creole was a big hit with many vowing to get another taste at their Silk Road restaurant!



*Good turn out at New Heights Equine Therapy*

The annual combined meeting with the LV Garden Club was held at the LV Community Center in January. We had a very good turn out to hear Walt Leger III. As President and CEO of New Orleans and Company he opened our eyes to so much his company does to encourage local tourism, which many times leads to other business opportunities developing in the New Orleans area.

## Where We're Going

This coming April we will hold our very important yearly Ways and Means Auction. Our philanthropic endeavors depend upon it and its success. If every member donated even one nice auction item we would certainly be well on our way to reaching our goal! Now is the time to think about or ask for (example: gift cards) donations. Members will be allowed to bring guests to the Auction, just please give the April Hospitality Committee a count.

Speaking of Hospitality Committees, I want to take this opportunity to thank them all for their delicious food and hard work, and a special thank you to the women who have graciously opened their homes this year for our meetings!



Hostess Jackie Palumbo with LVWC Board Members



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