

# Lake VISTA NEWS

February 2019

The Official Publication of the Lake Vista Property Owners Association

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

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# 2019 MEMBERSHIP

ALL MEMBERSHIPS RENEW ON JANUARY  
1ST REGARDLESS OF WHEN YOU PAID LAST YEAR

## IT'S TIME TO PAY YOUR LVPOA DUES FOR 2019

**DEAR NEIGHBORS,** The Lake Vista Property Owners Association would like to thank you for your ongoing support of our great neighborhood! While we have accomplished a lot this year...we still have much to do! To our neighbors that may not have supported the LVPOA in the past, we invite you to get involved. We are a volunteer organization and rely solely on the dues we collect from our neighbors to make a difference. We are always here to address your concerns as we strive to protect and maintain what is truly special and unique about Lake Vista. Please support our community by joining the LVPOA this year. Whether you are a first-time member, a long-term member, or a past member that may have chosen to withhold your support in recent years...we all need to come together for the benefit of Lake Vista! In the past several years, we have had the support of only one-third of the neighborhood. With more members, we could really increase our impact.

### WHY JOIN THE LAKE VISTA PROPERTY OWNERS ASSOCIATION?

Be a responsible member of your community. Most newer neighborhoods have mandatory HOA fees that far exceed our \$75 dues per household. It's a small price to pay, yet if we do not pay it, it has major impact on the ability of the LVPOA to effectively implement positive changes that affect both our quality of life AND our PROPERTY VALUE! \$10 from each membership goes directly to the Garden Club for beautification. In 2018, LVPOA gave an additional \$1,500 to upgrade the beds in Zephyr Park.

### SOCIAL COMMUNITY EVENTS

We hosted 5 events in 2018: King Cake Party, Wine & Cheese Party, Back to School Party, Halloween Party and the Archi:Talk:Social (our first in a series of educational social events.) Many people attend and enjoy these events. Some are for kids and families, others focused on adults. We are fortunate to have donor support that allows us to put on these events without having to solely rely on your dues. The Bird's Nest Café, Representative Stephanie Hilferty, Southshore Animal Hospital and Vista Yoga & Wellness have been very generous!

## HOW TO JOIN/RENEW AND PAY YOUR DUES



### PAY BY CHECK/MAIL

You can mail a check for \$75 made payable to LVPOA. Mail your check to: LVPOA Treasurer, P.O. Box 24430, New Orleans, LA 70184. Please include your name, street address and email address\*.



### PAY ONLINE/CREDIT CARD

VISIT [WWW.GOLVPOA.COM](http://WWW.GOLVPOA.COM)

From here, you can create an account profile and log on!

IF YOU NEED ANY HELP OR REQUIRE ADDITIONAL INFORMATION, please contact

RACHEL FORSTALL by email at:

[rforstall@gmail.com](mailto:rforstall@gmail.com) or call

504-858-0072

### WHY DO YOU NEED MY EMAIL ADDRESS?

The easiest, fastest and most cost-effective way we can communicate with the neighborhood is through e-mail blast. While we try to use Facebook and Nextdoor.com to promote social events, our most important communications are sent as group email blasts. If you do not receive emails from the LVPOA ([webmaster@lakevistapropertyownersassociation.com](mailto:webmaster@lakevistapropertyownersassociation.com)), Please send an e-mail to PAUL CABOCHE at [paulneworleans@gmail.com](mailto:paulneworleans@gmail.com) or text/call 985-640-4430 to get your email address added to our list. We send very infrequent emails and we do not solicit. We just send info about upcoming neighborhood events and meetings.

# ANNUAL DUES \$75

RENTERS & LV BUSINESSES  
CAN JOIN AS ASSOCIATE  
MEMBERS OF LVPOA!



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# LVPOA ANNUAL HALLOWEEN PARTY

Thanks to everyone who attended our annual neighborhood Halloween Party! As usual, it was a festive and well-attended event complete with candy, a bounce house and lots of FUN!

SPECIAL THANKS  
TO OUR PARTY  
SPONSORS:

REPRESENTATIVE  
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ANIMAL HOSPITAL

AND OUR HOSTS  
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## Advertise in Lake Vista News

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SIZE	DIMENSIONS	ORIENTATION	COLOR AD	PRORATED
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QUARTER PAGE	5" X 3.75"	VERTICAL	\$345 /Yr.	\$87 /per issue
BUSINESS CARD	2" X 3.5"	HORIZONTAL	\$145 /Yr.	\$37 /per issue

Contact Brenda Moffitt at gvhvorhoff@cox.net for available space



# PRESIDENT'S NOTES: HAPPY NEW YEAR 2019



We've had a very successful year with a lot of ambitious projects and progress and we want to work to accomplish our goals for 2019. With your involvement we can achieve much more. The Association is at its most robust and healthy in years based on numbers of members engaging in our activities and on feedback from many of you. This Board decided to collectively anticipate our neighborhood needs rather than to react to them as they present themselves. Our approach is providing tangible benefits to you and are increasing each year we pursue this strategy. Our objective is to expand our Association and welcome all neighbors to join us. Membership engenders life-long participation and creates new leaders for our neighborhood. If you think that only old guys run this place, please come to the next semi-annual meeting.

We now have a majority of our board as members of the LVGC. We just celebrated the first Joint Meeting of the LV Garden Club and the LV Woman's Club. As a result of many of our board being members of the LVGC, we enjoy an ever-increasing spirit of cooperation and collaboration in beautification, tree preservation and infrastructure vigilance with Patricia Fullmer as the primary coordinator. Patricia is also involved with a new Ad Hoc Committee of the NFPAMA to plan improvement just over the levee in the Lake-Vista Park north of the levees. We would love to have LVGC members join the LVPOA, if your household is not a member.

Michael Moffitt and our Architectural Review Committee has continued to work to help property owners realize their plans in compliance with our deed covenants furthering our plan to form a "culture of compliance". We expect to continue our measures to address our parks, lanes and servitudes, which are in need of attention by our residents and by the NFPAMA.

Rachel Forstall and Paul Caboche chair our social and membership committee which has continued to expand our membership events into new areas with the ArchiTalk Series, Wine & Cheese Party, Back to School Event and King Cake Party. The ArchiTalk Series first event was a huge success, but we haven't followed up yet on a second event. We would love your input or ideas or if you would like to help with programming for these events.

One of our Board Members, Bob Romero joined the NFPAMA (LMA), which creates a new era of communication with our partners at the Authority. The Orleans Levee Board Police Department (OLD-PD) moved into its new Headquarters at the circle on Lakeshore Drive at Elysian Fields. We wish them the best in their new location.

Concluding more than a year of meetings and discussions, the LVPOA's ad hoc Entergy Committee spearheaded the resolution by the NFPAMA to issue its letter refusing permission to relocate underground transformers to above ground. There is additional work to be done but thanks go to Jimmy Frischhertz and Michael Moffitt.

The rash of water main and sewer line failures is being met with increasing involvement by LVPOA and LVGC members in cooperation with the NFPAMA to find efficient and effective ways to safeguard and improve our vital infrastructure.

At the Joint Meeting of the LVGC and the LVWC in January, we announced our dedication of a new tree to be planted in memory of and to commemorate the service of our past President, John Davis. Our Association has had many fine leaders. It is important they be recognized and remain a part of our extended organizational memory and DNA. Past President Deborah Langhoff has agreed to assist in forming the LVPOA Presidents Council and it is my hope that by creating this it will be a wonderful asset for generations of residents and leaders to come.

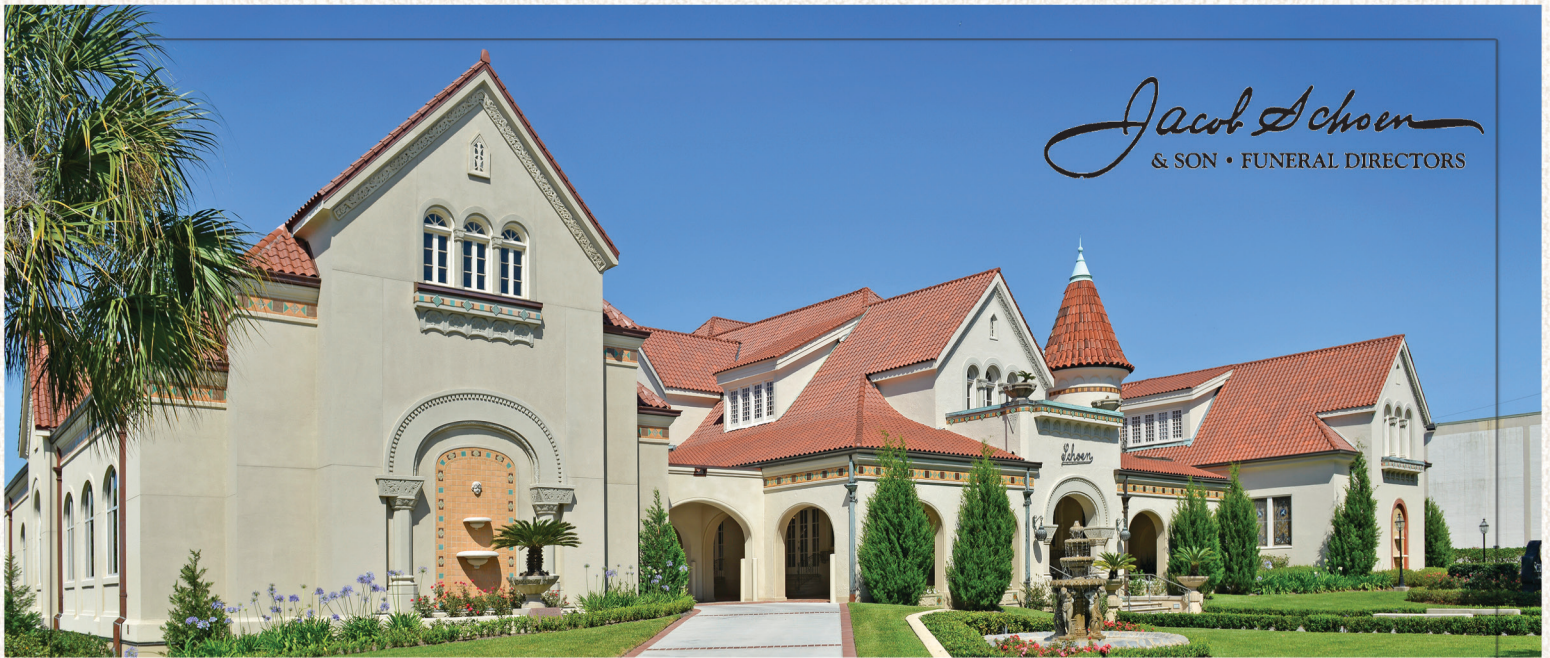
The NFPAMA had a shake-up with the result that Jesse Noel, the Executive Director and his second in command left the Authority at the end of 2018. We are now working with the man who headed the NFPAMA some years ago, Louis Capo with his second in command being Felton Suthon. So far, so good, but it is hard to replace someone who was as comfortable in his demanding role as the departing ED.

The formation of the Lake Area Advisory Council (LAAC), composed of the representatives of the Lakefront Neighborhoods, Lakeview property owners and crime prevention district leaders, has had no recent meetings. We will need to revisit this umbrella organization soon so that our energy to form it is not lost.

A couple of initiatives still in gestative state are the Lake Vista Board Member Manual Revision with Laura Carman (discussed but not started) and the finalization of the promised LVPOA Realtor and Title Attorneys Introduction to Lake Vista Deed Covenants with Connie Quave.

I would love to hear from members who want to volunteer to do new things! With much respect for my predecessors and with gratitude in serving you, I am available if you want to talk. **Monte Shalett, 504-982-7363. Thanks to our members, we are so grateful for your support.** See you at our upcoming events!





*Jacob Schoen*  
& SON • FUNERAL DIRECTORS

## *Celebrating our 145th Anniversary*

145 years ago, my family established Jacob Schoen & Son Funeral Home and for five generations, we have cared for the families of New Orleans during their time of need. Providing only the highest standard of funeral service to all, regardless of financial circumstance, is engrained in our business and continues today as our heritage.

One constant in 145 years of service is our strong commitment to the people we are privileged to serve. Every life deserves a special time of honoring and celebrating; we are here to serve you.

As a fifth generation Schoen, I am proud to return home to Jacob Schoen & Son Funeral Home and further my family's legacy.

We have a rich history in our community. To better serve New Orleans, we have embarked on a complete restoration of our iconic Canal Street property - including the addition of the new J. Garic Schoen Chapel. This is our commitment to you, neighbors and friends - a pledge to our beloved city.

From our family to yours, we invite you to join us in this renewal by visiting Jacob Schoen & Son Funeral Home. Please give me a call at 504-482-2111 and I will personally arrange a tour for you.



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Patrick M. Schoen  
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# Lake Vista Reforestation Project

## STILL INTERESTED IN PURCHASING OR DONATING A TREE?

The Lake Vista Garden Club is promoting an opportunity for property owners to purchase or donate tree(s) for their property or the neighborhood at a volume price discount of \$355.00. We have negotiated with Roussel Outdoors, a licensed and insured contractor to plant a selection of 13 beautiful trees specifically for Lake Vista. Tree choices and descriptions can be obtained at [www.golvpoa.com](http://www.golvpoa.com)

Please email your contact information (Name, Address, Phone, and Email) to [lvreforestationproject@gmail.com](mailto:lvreforestationproject@gmail.com) and the Lake Vista Garden Club will provide everything needed to participate in the Lake Vista Reforestation Project.

## King Cake Party

ON SUNDAY, JANUARY 6TH,  
THE LVPOA HOSTED IT'S 2ND ANNUAL KING CAKE PARTY  
MEMBERSHIP DRIVE. THIS PARTY HELPS US KICK START  
2019 BY COLLECTING MEMBERSHIPS FOR THE NEW YEAR.

WE HAD AN AMAZING TURN OUT  
AND COLLECTED DUES FROM 60 HOUSEHOLDS!  
ALMOST 20 KING CAKES FROM THE BEST BAKERIES IN THE  
CITY WERE DONATED BY YOUR LVPOA BOARD MEMBERS

SPECIAL THANKS TO THE BIRD'S NEST CAFÉ  
FOR HOSTING OUR EVENT!  
VOTERS CHOOSE RANDAZZO'S  
AS THE BEST KING CAKE!

**VOTE HERE!**

Check the box next to your favorite King Cake

Rank	Bakery	Vote
1	Randazzo's	<input checked="" type="checkbox"/>
2	Don's Pizzeria	<input type="checkbox"/>
3	Don's Pizzeria	<input type="checkbox"/>
4	Don's Pizzeria	<input type="checkbox"/>
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20	Don's Pizzeria	<input type="checkbox"/>





# LAKE VISTA'S ROW

ALSO KNOWN AS SERVITUDES / PUBLIC POINTS OF ACCESS

## HOW ABOUT THIS FOR YOUR NEW YEAR'S RESOLUTION?

If you have a tape measure, this resolution could be easy and beneficial for you, your neighbors, SWBNO, Entergy, Cox and AT&T.

Lake Vista was created and planned to promote enjoyment of outdoor green space. The lanes are green space for resident's enjoyment but those lanes are a "Right of Way" (ROW) or servitude for utility companies and not your personal property. Utility services are buried underground in the ROW and they are aging. More and more those services are in constant need of repairs.

While we enjoy the green space, we also agreed as property owners to keep ROW space clear of fencing and shrubs to allow for service work by utility companies.

## Lake Vista's ROW

*(Exceptions May Exist)*

In the Parks the ROW is 150 feet wide – 75 feet from centerline of the park to the rear property line.

**In the Lanes the ROW is 30 feet wide – 15 feet from centerline of the lane to the property line.**

In the Streets the ROW is 50 feet wide – except Spanish Fort (120 feet wide), Wren (60 feet wide) and Lark (60 feet wide)

*All streets are dedicated to the City of New Orleans.*

*If you are unsure where your property lines are located get your lot staked by a surveying company. Never build a fence or install trees, plants or shrubs without knowing where your property boundary lines are located! Do Not build a fence or install trees, plants or shrubs on a public Right of Way.*

Violations exist throughout the neighborhood. Those of you with an existing violation either acquired your property with that ROW violation or you created the violation. Either way you are responsible for the violation and removing the violation. When a utility problem occurs, fences and plantings may be keeping utility companies from being able to move equipment down their ROW to make timely repairs or in some cases even routinely read meters. This is unfortunate for many reasons, including your cost of removing fencing and plantings to allow for repairs to commence.

**PLEASE** consider a review of the street and lane sides of your property and make a New Year's resolution to become compliant. It will help all of us have a Happy New Year.

by Patricia Fullmer and Babs Mollere

Lake Vista Garden Club Beautification Committee Chairs



This Lane fence is 20 inches from sidewalk instead of 15 feet from center of sidewalk. Fence post installation perhaps contributed to the water line damage. Fence prevents SWB access to repair problem and routinely read the meter.



Beautiful, but the fence is 12 feet from center of sidewalk. The leaking water meter is behind the fence with no access for SWB repairs and routine meter reading. Large shrub roots likely contributed to the leak and hinder repair efforts.

**Please look further in this newsletter for a more detailed report on ROW issues.**



# Lake Vista GARDEN CLUB

# HOLIDAY DOORWAY & DECORATIONS CONTEST WINNERS



1ST PLACE DOOR • 26 FLAMINGO



1ST PLACE CUL DE SAC • GULL STREET



1ST PLACE YARD • 45 FLAMINGO



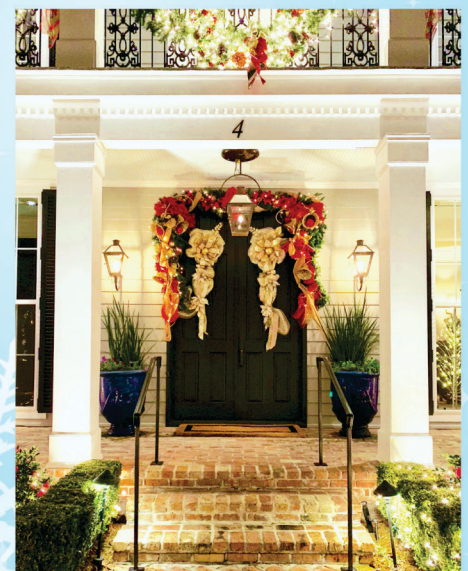
2ND PLACE DOOR • 2 SPANISH FORT



2ND PLACE YARD • 21 DOVE



3RD PLACE YARD • 24 SWAN



3RD PLACE DOOR • 4 FLAMINGO

NOT PICTURED: **SECOND PLACE CUL DE SAC: TERN STREET** AND **THIRD PLACE CUL DE SAC: SWAN STREET**

## HONORABLE MENTIONS

*\*Addresses in RED were official contest entries, Addresses in Black were awarded non-entries.*

6202 Beauregard	15 Finch	49 Lark	36 Stilt	17 Swan	66 South Wren
6306 Beauregard	9 Flamingo	33 Plover	18 Swallow	18 Swan	54 Tern
6406 Beauregard	57 Flamingo	19 Rail	29 Swallow	31 Swan	77 Tern
6506 Beauregard	66 Flamingo	1067 Robert E. Lee	32 Swallow	4 Warbler	4 Thrush
8 Bluebird	37 Hawk	1185 Robert E. Lee	38 Swallow	20 Warbler	12 Thrasher
30 Crane	1 Jay	9 Snipe	48 Swallow	22 Warbler	54 Tern
16 Egret	19 Kildeer	13 Snipe	6 Swan	31 Warbler	77 Tern
88 Egret	43 South Lark	21 Snipe	11 Swan	1 Wren	
1 Finch	5 Lark	45 Spanish Fort	15 Swan	39 Wren	



# What's new with the Lake Vista Woman's Club?

*by Connie Quave, LVWC President*

The Lake Vista Woman's Club held their Annual Holiday Luncheon & Fundraising Auction on December 14th at the beautiful home of Diana and Chip Mann, the perfect setting for members and their guests to socialize and enjoy all the festivities of the day. The home was decorated with a plethora of petite poinsettias which were sold to members as an additional fundraising activity. The weather was perfect, the roaring fire was warm and inviting and the setting was festive and cozy.

The luncheon provided by the hospitality committee included roasted pork loin, cranberry sauce, dinner rolls, sauteed string beans, and chopped salad with blue cheese, bacon and pecans. Delicious artichoke in pastry shell and asparagus wrapped in prosciutto were provided by the Bird's Nest Café. Festive holiday cookies were served for dessert while champagne cocktails with kumquats and white wine flowed freely from the bar. Thanks to Hospitality Chair Lynn Long and committee members Janis Lovecchio, Tammy Abadie & Delia Perez for providing such a tasty luncheon!

President Connie Quave organized the Auction portion with 98 donated items including Jewelry, Glassware, Wine Baskets, a popular Marc Jacobs bag, decorative items for the home and a myriad of fabulous things. There were an abundance of terrific gift certificates as well - Terminix Holiday Lighting Package, Bayou Oaks Golf Foursome, Earthsavers Facial, Vista Yoga package, Bird's Nest Café, Royal Sonesta, Restaurant R'evolution, Galatoires, Ming's, Mandina's, Fury's, Costelloe Career Counseling, and many more! A HUGE THANK YOU to all of our donors for your generosity! We could not do this without your support!

Board members Thania Elliott, Patricia Pierce, Betty Tedesco, Margarita Harvey and Laura Carmen were invaluable with setting up and working the auction. What a terrific team of ladies we are blessed with in our Club - all working together - WE TRULY ARE FAMILY! It was a great way to shop for holiday gifts - or for yourself - and support our Club's philanthropy. All proceeds will be used to support our selected non-profit organizations in the coming year.

For the holidays, we supported Boys Hope Girls Hope with a separate fundraiser where members brought in gift cards for the 16 young people in residence there. We were thrilled to present their organization with over \$700 in gift cards that are going directly to the kids for the holidays. Special thanks to Charlene Baudier for her assistance with this fundraiser.

In November, our philanthropic program was for Bastion Community of Resilience. We were very moved by the testimony of veteran speaker who resides at Bastion, and how much this community has meant to her in adjusting to civilian life. Thank you Lisa Badinger for hosting at your beautiful home.

Our October meeting was at the mid-century modern home of Mary Halpern. Our program that month supported National Alliance on Mental Illness New Orleans Chapter. The speakers enlightened us on all the services they provide for those who are mentally ill and for their caregivers. If you'd like more information about the Lake Vista Woman's Club, please contact Connie Quave at [cquave7@gmail.com](mailto:cquave7@gmail.com).



Mary Ann Troxell & Theresa Truxillo



Stephanie Hilferty, Pat Gelbwaks & Debbie Buchler



Dawn Davis & Tammy Abadie



# www.goLVPOA.com

## OUR NEW LAKE VISTA WEBSITE IS COMING SOON!

We are very excited to say that the new website is almost complete. We have loaded all current LVPOA members into the site and are actively working on adding lots of great information.

### NEW FEATURES WILL INCLUDE:

**CREATE A PERSONAL PROFILE AND UPDATE YOUR INFORMATION**

**PAY YOUR DUES ONLINE AND CONFIRM YOUR MEMBER STATUS**

**REGISTER FOR NEIGHBORHOOD EVENTS**

**PET DIRECTORY** You can register your pet, provide a photo and if you find one of our friends wandering, you can see who they belong to.

Some features on the site, like the pet directory will be for members only so please be sure to renew your membership to LVPOA.

We welcome any questions or concerns. Please send an email to [webmaster@lakevistapropertyowners.com](mailto:webmaster@lakevistapropertyowners.com) to let us know what you think.



# ARCHI:talk:SOCIAL

On November 2, 2018, the LVPOA hosted our first in a series of educational events, **FREE TO LVPOA MEMBERS**, the **ARCHI:TALK:SOCIAL**.

With an introduction from **John P. Klingman**, Emeritus Professor of Architecture at Tulane University, presenters **JAMES ROLF & KELLY CALHOUN** guided a wonderful slide show entitled

### LAKE VISTA: MODERNISM & THE GARDEN CITY MOVEMENT

This thorough presentation taught us about the original planning and design of **LAKE VISTA**. It was a fascinating and entertaining evening followed

by wine and some great food, catered by the **Bird's Nest Café**.

Thanks to everyone who attended! We have more to come.





Adult Yoga - Family Yoga

Kids Yoga - Tween Yoga

Teen Yoga - Birthday Parties

Farm Hub - Workshops

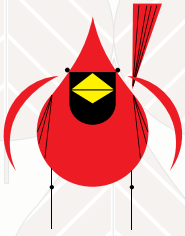
Events - Pop Ups

Health Coaching - Reiki



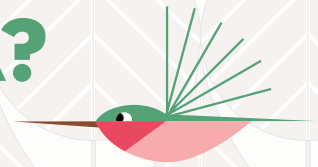
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6516 Spanish Fort Blvd, NOLA  
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(504) 372-2659





# WHAT IS THE NFPAMA?

(ALSO CALLED THE LMA OR THE  
LAKEFRONT MANAGEMENT AUTHORITY OR THE LEVEE BOARD)



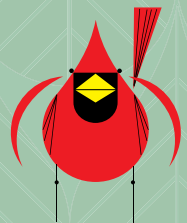
Running any subdivision is complicated but Lake Vista is very complicated. "Who runs the parks in Lake Vista? and Who do we talk to for [fill in the blank]?" are the most common questions we get at the LVPOA. It depends on whether you mean "who owns" or "who manages". We used to be able to say "the Levee Board runs it" but now, the correct answer is the NFPAMA (soon to change to the "Lakefront Management Authority", or "LMA").

I'll just say "the LMA" is our landlord in many ways. When Lake Vista was created from the lake bottoms with parks and other lands, and when each lot was sold, the OLD, the Levee Board, retained the rights to these other lands: the five radiating parks, Central Park between St. Pius and the LVCC, Lake-Vista Park by the Lake and the utility/pedestrian-access servitudes. After Katrina, **the Legislature split the OLD ownership from the management** of the assets. Further, **they separated the management of "flood assets"** or flood control structures, from "non-flood assets", the Lakefront subdivisions and parks, harbor & marinas, airport and commercial properties. The flood assets are managed by the South Louisiana Flood Protection Authority - East, the SLFPA-E, also to change its name to the "Flood Protection Agency" or "FPA". Lying within the legal bounds of Lake Vista Subdivision are flood and non-flood assets. Our seawall and Lakeshore Drive are flood assets so are managed by the FPA. To us, the non-flood assets, our parks, lanes and servitudes and the Lake Vista Community Center are the most important. **OLD owns, but LMA manages these as the Non-Flood Protection Assets Management Authority (the NFPAMA).** During the coming April-June Legislative Session both management agencies will introduce legislation through State Rep. Stephanie Hilferty to change their legal names to the FPA and the LMA.

More... At the end of the year there was a shake-up in the LMA with the Executive Director and other key personnel who assisted us departing. On January 24 the NFPAMA approved their interim staffing plan, appointing Mr. Louis Capo, CFE as the Executive Director and Felton Suthon, PE as the Director of Operations and Engineering. For the LVPOA, we are looking forward to working with them.

**Here's some of the unique authority held by the LMA (or NFPAMA):**

- When you want to have a party in the park,
- When you want to complain about loud noises in a park.
- When you see any contractor in a park without a permit.
- When a tree is being cut in a park or within the thirty (30') foot pedestrian and utility servitudes of the lanes.
- When Entergy or any utility wants permission to relocate or change the electric distribution system.
- When anyone including the LMA wants to change zoning in the parks or the subdivision.
- When you want to build a Fence,
- When you want to build a Pool,
- When you want to redo your house,
- When you want to build a accessory building,
- When you want to construct a permanent BBQ or a fountain,
- Whenever you wish to construct anything you must apply for written permission
- When you believe someone else is constructing something without written permission from the LMA
- When the sidewalks on the parks are broken, the LMA is responsible, per our deed covenants
- When the sidewalks on the lanes are broken, the LMA is the authority per our deed covenants, but are your responsibility.



Additionally, within Lake Vista are other property owners and property rights holders including: the City of New Orleans owns all of our streets, circles, parking lots and light poles in the lanes and parks. Our underground utility providers are: S&WB owns the water, sewerage and drainage lines; Entergy owns electrical & gas utilities. Cox, AT&T and others own telecom utilities and are will ultimately add fiber optic utilities. Each of these utilities provide and service our residents through OLD-granted utility servitudes legally granting them access to those Non-Flood properties, still owned by the OLD and now managed by the LMA.

We hope this is a help in understanding the way Lake Vista was built and is now managed by the LMA. For further information, contact numbers for many of these entities are available at [www.GoLVPOA.com](http://www.GoLVPOA.com) under Contacts. Questions or corrections are welcomed. **-Monte C. Shalett**





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## LVPOA PROFIT AND LOSS JAN-DEC 2017 VS. JAN-DEC 2018

### ORDINARY INCOME/EXPENSE

INCOME	2018	2017	\$ Change
Guest Fee	30	-	30
75th Anniversary	-	50	(50)
Advertising Income	4,759	4,460	299
Total Association Dues	15,200	16,270	(1,070)
Interest Income	145	86	59
Donations	700	-	700
<b>TOTAL INCOME</b>	<b>20,834</b>	<b>20,866</b>	<b>(32)</b>
EXPENSE			
Transaction Fees	165	119	46
Lake Vista Email	-	200	(200)
Fees	95	45	50
Lake Vista Newsletter	5,380	4,281	1,099
Lake Vista Website	1,169	2,481	(1,312)
Insurance--D&O Liability	2,762	2,762	-
Total Professional Fees	800	1,559	(759)
Total Beautification Expense	6,105	4,617	1,488
Neighborhood Events	1,806	903	903
Meeting Expense	1,342	1,443	(101)
Total Postage Expense	226	779	(553)
Printing Expense	183	-	183
Computer Expense	394	-	394
Total Taxes	60	1,204	(1,144)
Utilities--Electric Expense	178	181	(3)
Total Expense	<b>20,666</b>	<b>20,574</b>	<b>92</b>
<b>NET INCOME</b>	<b>168</b>	<b>292</b>	<b>(124)</b>

## CONTACT US AT [webmaster@golvpoa.com](mailto:webmaster@golvpoa.com)

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##### CONNIE QUAVE

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XIOMARA BREWSTER, President

##### LAKE VISTA WOMAN'S CLUB

CONNIE QUAVE, President

##### LV GARDEN CLUB LIAISON TO LVPOA

JANE ROUSSEL

# LAKE VISTA CALENDAR OF EVENTS

### LAKE VISTA WOMAN'S CLUB

Friday, February 8 • 11:00 AM  
Meeting (Philanthropy - Ronald  
McDonald House of South LA)

### LAKE VISTA GARDEN CLUB

Friday,  
March 1 • 11:00 AM Meeting  
(Speaker - Grow Dat Program)

### LAKE VISTA WOMAN'S CLUB

Friday, March 8 • 11:00 AM  
Spring outing to Vista Yoga

### LAKE VISTA GARDEN CLUB

Sunday, April 7 • 1:30-5:00PM  
Spring BBQ and Easter Egg  
Hunt in Floral Park

### LAKE VISTA WOMAN'S CLUB

Friday, April 12 • 11:00 AM  
Meeting (Philanthropy - New  
Orleans Musicians Clinic)

### LVPOA

Monday, April 29 • 6:30 PM  
Spring Membership Meeting &  
Board Election at the Lake Vista  
Community Center, 2nd Floor

FOR MORE INFO ON EVENTS,  
PLEASE CONTACT:

### LVPOA

LAKE VISTA PROPERTY  
OWNERS ASSOCIATION  
Rachel Forstall  
[rforstall@gmail.com](mailto:rforstall@gmail.com)

### LAKE VISTA GARDEN CLUB

Babs Mollere  
[babsmollere@gmail.com](mailto:babsmollere@gmail.com)

### LAKE VISTA WOMAN'S CLUB

Connie Quave  
[connie.quave@evusa.com](mailto:connie.quave@evusa.com)

## WELCOME NEW LVPOA MEMBERS Q4 OF 2018

BRIAN & KELLY GRENROOD ON LARK ST.

HEIDI HUBER ON N. LARK ST.

JEREMIAH & CHRISTINA JOHNSON ON  
SWALLOW ST.

BRUCE KOCHER & CONSTANCE CARUSO  
ON ORIOLE ST.



# THRASHER STREET HOLIDAY PARTY

The quintessential mid-century modern home of Gina Ciolino was the site of the 2018 Thrasher Street Holiday Party on Sunday, Dec. 17th. Neighbors, new and old, gathered to share details of the past year and discuss plans for the coming year. A large spread of food was provided by the hostess and numerous bottles of wine and champagne were shared. The evening concluded with the always popular white elephant gift exchange.



Brandi Amedee, Nicole Ciaccio, Joey Bernard, Beth Juge, and Laurie Bernard



The Hostess, Gina Ciolino and John



Brandi Amedee shows off her new fish oven mitts



Shannon and Brandon DuMontier, Carol Kenney, Edward Begnaud, Jane Drew, Mary Costelloe

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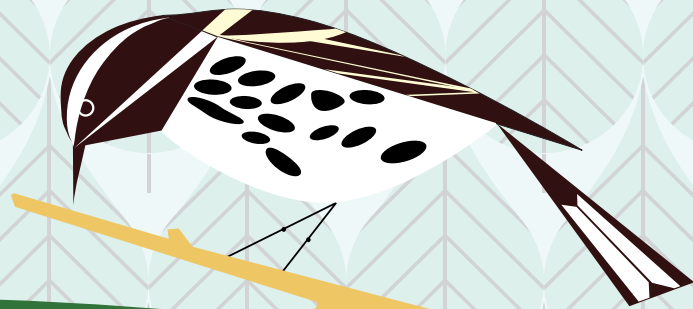
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# THESE LANES ARE OUR LANES



We have had several discussions about our lanes in recent issues and many readers have asked questions. Perhaps now is a good time for a serious conversation.

Some ask, "My yard has been this way for years, so am I grandfathered?"

The answer is no! Lanes are public land and encroachments on public land are never forgiven by longevity.

Others ask, "Why should I change, so many others do what I have done?"

The answer is you should respect the lanes because you respect the law and you respect your neighbors.

If you look carefully most of your neighbors do show that respect. More on that later.

Others ask, "How do I know what I can or should do in my front yard? This is a completely fair question.

The answer is clear but not always simple. Here is our best effort.

Lanes in Lake Vista are the property of the Orleans Levee District (OLD) and managed by the Lakefront Management Authority (LMA), the new name of the NFPAMA. The lanes normally extend 15' from the sidewalk centerline to the property line of residents on each side of the lane for a total width of 30 feet. Utility providers, including Electricity, Gas, Water and Sewer, Telephone and Cable are granted servitudes by the LMA for use of and access to underground space beneath the lanes. Use of the above ground space is reserved for all residents adjacent to the lanes and within the entire community. This reserved use is clearly specified in the Lake Vista Restrictions:

## SECTION XIV PARKS AND LANES

"All parks, except Lake-Vista Park, and lanes are reserved for the common use of the property owners of "Lake-Vista", and nothing shall be placed thereon, or no use shall be made thereof, to the detriment, inconvenience or annoyance of the resident, or owner of any part or portion of ground or of adjacent property; however, it shall be understood that the large parks are provided for the use by children of "Lake-Vista" as play areas."

Lake Vista homeowners are financially responsible to maintain the servitudes that abut their property, just as all residents of the city are customarily responsible to maintain sidewalks and rights of way abutting their property. This is also made clear in the Lake Vista Restrictions:

## SECTION XVII UPKEEP OF PARKS AND LANES

"In order to maintain the lawns, shrubs and trees in the lanes, and sidewalks in the lanes, in a neat condition, the property owners shall form an Association and assess themselves a nominal amount per annum to defray the expenses. The amount of assessment and the disposition of the funds thus created is to be controlled by the majority of property holders on a basis to be selected by them.

"In case of failure of property owners to form an Association to maintain the upkeep of the lawns, shrubs and trees in the lanes and sidewalks, the Orleans Levee Board will cause said lanes and sidewalks in lanes to be serviced and maintained and will charge the cost to the property owners fronting the lanes proportionately according to their frontage on the lanes."

Obviously, the association described was never formed. The LVPOA does not have the power to assess residents, nor the authority or finances to take on such tasks. We as residents therefore have a choice. We can each take personal responsibility to maintain the lane in front of our property and protect the interests of our utility suppliers and our neighbors, OR, we can choose not to accept that responsibility and accept the cost and result of any maintenance action by the LMA at their sole discretion. This power and responsibility of the LMA has recently been underscored by their prohibition of Entergy from installing offending structures in our lanes. The Sewerage and Water Board have also recently called upon the LMA due to obstacles to water supply maintenance efforts.

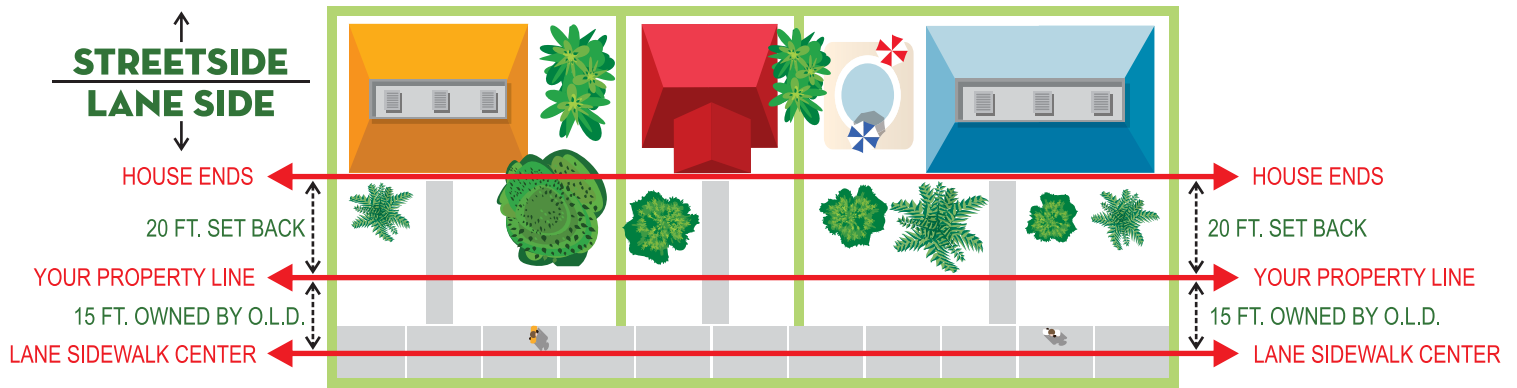
At the request of the LMA the LVPOA recently conducted a survey to see how well we are doing. The first step was to define what is meant by a violation. We derived four simple standards from the Lake Vista Restrictions, the City Comprehensive Zoning Ordinance (CZO) and the needs of Utility suppliers for safety and maintenance. These are not new standards. Rather they are simple statements of responsibilities in place since the founding of our community.

First, no hedges of any height are allowed parallel to sidewalks as they block access to service utility infrastructure and the root structures pose a threat to utility services. Similarly, no large shrubs or trees should be planted in the vicinity of the sidewalks. There is no apparent reason for prohibition against tropical or other plants with shallow root structures that can be easily removed and replaced if access for utility maintenance is required. No hedges over two feet high are permitted anywhere in the servitude just as they are not permitted in adjacent front yards.

Second, no fences of any height or construction can be erected in the servitudes. Fencing off part of the lanes is fencing off someone else's property. It is not legal or neighborly.



Third, paving of any kind is not allowed in servitudes except for a single walkway from your front door to the sidewalk. The CZO prohibits patios or terraces from extending more than six feet into setback area. (see sketch below) It is sensible to extend this prohibition to the sidewalk, especially since paving someone else's property is no more legal or neighborly than fencing it.



Finally, no permanent structures are allowed by the CZO in front yards. Prohibited structures include gazebos, pergolas, decks, play-houses, sheds or immovable play or recreation equipment. These are not allowed in lanes for the same reasons stated above for fencing or paving.

### THE RESULTS OF OUR SURVEY

The members of the LVPOA Architecture Review Committee walked the lanes and Parks and were pleased to find that 667 of 781 or 85% of our resident addresses maintain their adjacent lanes in good order by these standards. Only seven have excessive paving including two pool aprons. Another five have constructed permanent structures, thirty-three have fenced off part of the neighborhoods property and seventy-three have offending shrubbery.

Lets make it a neighborhood priority to reach for 100% in 2019! If you have a problem, whether you built it or bought the house with it, step up and join your responsible neighbors. If your neighbor has a problem, make sure he or she reads this article. There are surely some who are not aware of the background and value of the lanes. Lets be certain that the entire community understands our standards and their importance.

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Source: Multiple Listing Service.

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

Supplied by

Connie Armbruster Quave, Real Estate Advisor

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DATE	ADDRESS	TYPE	CONDITION	LIST \$	SALE \$	SQ FT	BED/BATH	SOLD IN
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
4/27/18	18 TERN ST	Residential	Excellent	\$699,000	\$680,000	2400	3/3.5	27 Days+
4/30/18	96 TERN ST	Residential	Excellent	\$744,000	\$740,000	2620	4/3.5	3 Days+
5/11/18	33 SWAN ST	Residential	Excellent	\$1,750,000	\$1,600,000	4784	4/3.5	7 Days
5/18/18	52 N LARK ST	Residential	Very Good	\$469,900	\$460,000	2100	2/2	10 Days
6/01/18	22 EGRET	Residential	Excellent	\$699,000	\$690,000	3962	4/3.5	281 Days+
6/25/18	84 N WREN ST	Residential	Excellent	1,249,000	1,250,000	5558	5/6.5	19 Days
6/29/18	21 EGRET ST	Residential	Very Good	619,000	580,000	2472	3/3	87 Days
7/02/18	10 EGRET	Residential	N/A	645,000	N/A	N/A	N/A	N/A
7/12/18	1021 R.E.L. BLVD	Residential	Average	399,500	360,000	1414	2/2	N/A
7/13/18	38 LARK ST	Residential	Very Good	525,000	484,000	2442	3/2.5	14 Days
7/17/18	43 WARBLER ST	Vacant Land	N/A	N/A	399,000	50 x 125	N/A	N/A
9/18/18	4 TERN ST	Residential	Average	518,000	475,000	2433	3/2.5	14 Days
10/1/18	50 FINCH ST	Residential	Excellent	849,000	800,000	2873	4/3	29 Days
10/15/18	16 SWALLOW ST	Residential	Very Good	625,000	615,000	2866	3/2.5	11 Days
11/30/18	27 STILT ST	Residential	Average	489,500	450,000	2931	3/2.5	N/A
12/11/18	35 WARBLER ST	Residential	Excellent	1,159,500	1,050,000	4501	5/3	20 Days+

## REAL ESTATE YEAR IN REVIEW

by Connie Armbruster Quave,  
Engel & Völkers New Orleans

Have you ever asked, "How much higher can those prices in Lakeview get" or "How can a tiny cottage uptown in need of work sell for \$600,000"? As a Realtor, I am asked these kinds of questions all the time. The New Orleans area real estate market has been in a correctional phase for the last few years. Generally speaking, this correction means there are more homes on the market than are selling, and prices are finally coming down. This has been expected for awhile since the local real estate market exploded after Hurricane Katrina and prices continued to rise to unprecedented heights. Sales have slowed and prices have begun to level out.

As you drive through Lakeview, our immediate neighbor to the South, you will notice an abundance of FOR SALE signs. Lakeview is feeling this correction and experiencing a buyer's market with more than 7.5 months of inventory currently on the market. To explain, months of inventory refers to how many months it would take to sell all of the properties currently on the market, if no more properties in that area became available. A seller's market is considered between 0-4 months of inventory, 4-5 months of inventory is considered a stable market and 6+ months of inventory is a buyer's market where there are more homes listed than are selling.

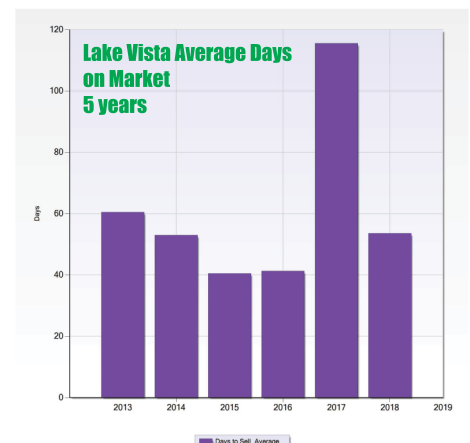
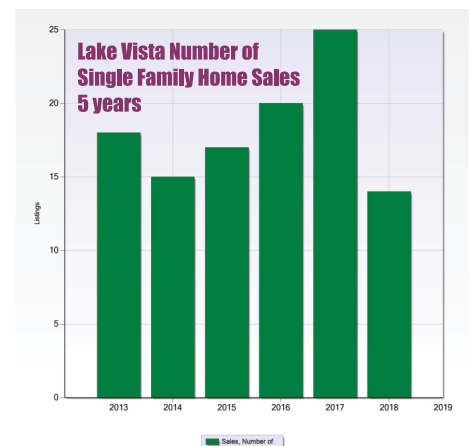
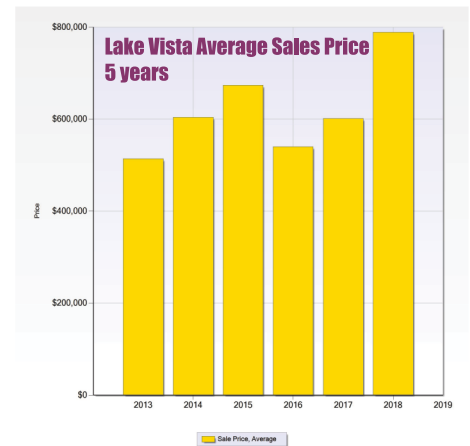
The Lake Vista market is stable at 5 months of inventory. Our inventory is low, which is advantageous to sellers. At this writing, there are only 5 single family homes actively on the market in Lake Vista. For comparison, there are over 100 single family homes on the market in Lakeview in the Multiple Listing Service. This does not even include the many FOR SALE BY OWNERS in Lakeview.

While our inventory in Lake Vista is low, our average sales price is up, which is great for our values! Not as many homes sold in Lake Vista in 2018 as in the previous few years, but that's not a bad thing. It's good for our neighborhood that we don't have much turnover here - who would want to leave our parks and lanes, anyway? The homes that sold generally went for a higher price and sold quicker than in 2017 (see graphs).

We have some homes in the building stage right now in Lake Vista. There are not many vacant lots left in our neighborhood...and their values have continued to rise as well. The smaller ranch style homes are selling to those who are willing to do some renovations and to those who want to bulldoze and build new. We are fortunate that we have so many mid-century modern homes in the Lakefront area. This style is very popular across the country right now. If you have one of these gems, keep it in great shape - it's worth something! You see a little bit of every style in our neighborhood, but one thing is for sure - Lake Vista is in HIGH DEMAND!

There are a lot of great things happening here in Lake Vista. Our community center is experiencing a renaissance with some great local businesses to support. Our neighborhood organizations are working together as cooperative parts of a whole. We have more beautification. There are more organized social activities for the adults and for the kids. St. Pius X School is building to accommodate their ever-growing enrollment needs.

As a lifelong Lake Vista resident, I feel for the first time in many years that our neighbors are coming together, looking out for each other, working together, taking pride in the jewel we have here in this unique neighborhood. We are so fortunate to live here in this beautiful place. 2018 was a great year for Lake Vista - let's hope 2019 will continue the trend!





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